

REF No: ARO/RR/AUCTION/157/2023-2024

Date: 05.12.2023

(BY REGISTERED POST WITH A/D)

TENDER CUM AUCTION SALE NOTICE

To

1)	Mr. Ramesh Babulal Gor Plot No: 65, Sheri No. 1, Karmabhumi Apartment, Bhanushali Nagar, Bhuj, Kutch - 370001	2)	Ms.Neha Ramesh Gor Plot No: 65, Sheri No. 1, Karmabhumi Appartment, Bhanushali Nagar, Bhuj, Kutch - 370001
3)	Mr.Harshad Babulal Gor Plot No: 65, Sheri No. 1, Karmabhumi Appartment, Bhanushali Nagar, Bhuj, Kutch - 370001	4)	Ms.Manisha Hasmukh Gor Plot No: 65, Sheri No. 1, Karmabhumi Appartment, Bhanushali Nagar, Bhuj, Kutch - 370001

Dear Sirs/ Madam,

WHEREAS the Authorised Officer of the Bank had issued, in the A/c: Mr. Ramesh Babulal Gor, Ms.Neha Ramesh Gor, Mr.Harshad Babulal Gor and Ms.Manisha Hasmukh Gor with Branch- Bhuj, Demand Notice -RO- AHMD/SAR/RETAIL/05/2021-22 dated 23-02-2022 to (1) Mr. Ramesh Babulal Gor, (2) Ms.Neha Ramesh Gor (3) Mr.Harshad Babulal Gor (4) Ms.Manisha Hasmukh Gor under section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as 'The Act') and has taken symbolic possession of the immovable properties, more fully described in the schedule hereunder under Section 13(4) of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on 11-07-2022.

AND WHEREAS, the borrowers have failed to pay the amount, Notice is hereby given that the immovable properties more fully described in the Schedule hereunder will be sold by way of Tender Cum Auction on "as is where is" basis and "as is what is" condition, on the date and at the place mentioned herein below for realization of a sum of Rs. 1,70,49,703.23 (Rupees One Crore Seventy Lakh Forty Nine Thousand Seven Hundred Three and Paise Twenty Three) as on 04.12.2023 with further interest from 24.11.2023 regard to the Term loan facility [A/c No: 0712652000000086] along with penal interest and costs, subject to the following terms and conditions: -

Name of Property Owner	Harshad Babulal Gor
Description of property	All that part and parcel of Office No.6 on the First floor of the multistoried building under the name and style as 'Patel Towers' with a built up area of 199.92 Sq.mtrs(apprx) and carpet area of 191.40 Sq.mtrs situated on property bearing Plot Nos.1 & 15 and comprised in Revenue Survey No.32/1 paiki, Mirzapur Village, Bhuj Taluka, Kutch District and all other improvements made therein, owned by Mr.Harshad Babulal Gor, more fully described in registered Sale Deed number 1569/2007 dated 14.02.2007 duly registered before SRO Bhuj on 13.03.2007, bounded by: North : Road South : Common Passage East : Office No.5



	West : Road
Reserve Price	Rs. 1,77,85,980/- (Rupees One Crore Seventy Seven Lakh Eighty Five Thousand Nine Hundred Eighty Only.)
Earnest Money Deposit (EMD)	Rs. 17,78,598/- (Rupees Seventeen Lakh Seventy Eight Thousand Five Hundred Ninety Eight Only) shall be paid on or before 05:00 PM on 21.12.2023 by way of DD drawn in favour of "The Authorised Officer, The South Indian Bank Ltd." payable at Ahmedabad or through RTGS to Account No 0179073000010463 held by 'The Authorised Officer' in The South Indian Bank Ltd, Ahmedabad branch (IFSC: SIBL0000179).
Date and Place of Sale	On 22.12.2023 at 11:00 AM. at the South Indian Bank Ltd, Bhuj Branch at B. A. Bhagat Complex, Hospital Road, Lal Takery, Opp.Dena Bank, Bhuj Kutch- Gujarat, Pincode: 370001

TERMS AND CONDITIONS

- 1) The property will be sold on "as is where is" basis and "as is what is" condition and the Bank is not responsible for title, condition or any other fact affecting the property. The particulars furnished regarding the secured asset is stated to the best of information of the Bank and the Bank will not be answerable for any error, misstatement or omission.
- 2) The proposed Tenderers shall read and understand the terms and conditions mentioned in the Tender Sale Notice which is published by the Bank in its Website/ Notice Board at Bhuj Branch at BA Bhagath Complex, Hospital Road, Lal Takery, Opposite Dena Bank, Bhuj P.O., Kachchh, Gujarat - 370001 and Ahmedabad Regional Office at 4th floor, Sakar VII, Nehru Bridge Jn., Ashram Rd., Navrangpura, Ahmedabad, Gujarat- 380009 and also visit the scheduled property and satisfy as to its area, boundaries etc, ownership, title, encumbrances, statutory approvals, measurements etc. The Bank shall not entertain any dispute regarding the Tender process or the scheduled property after participating in the sale.
- 3) Interested Tenderers shall produce a copy of any valid photo identity/ address proof. In case, the Tenderer is participating on authorization, he should produce the ID proof of himself and the Tenderer.
- 4) **All amounts payable regarding the sale including EMD shall be paid by way of DD drawn in favour of "The Authorised Officer, The South Indian Bank Ltd." payable at Ahmedabad or through RTGS to Account No 0179073000010463 held by 'The Authorised Officer' in The South Indian Bank Ltd, Ahmedabad branch (IFSC: SIBL0000179).**
- 5) Interested Tenderers shall submit Demand Draft / RTGS Receipt as the case may be for the EMD at The South Indian Bank Ltd, Bhuj Branch, B. A. Bhagat Complex, Hospital Road, Lal Takery, Opp.Dena Bank, Bhuj Kutch- Gujarat, Pincode: 370001, along with the Tender in a sealed cover before 05.00 PM on 21.12.2023.
- 6) The Right of entry to the place of sale will be restricted to the Tenderers who have submitted the Tender letter and EMD in a sealed cover within the stipulated time or within such time as may be decided by the Authorised officer at his sole discretion.
- 7) The Authorised Officer has got right to cancel/ postpone the Auction without assigning any reason whatsoever. Further, the Authorised Officer shall have the discretion to accept, reject or return any or all the Tenders already submitted and the Bank will not entertain any claim or representation in that regard from the Tenderers.
- 8) The Sealed Tenders will be opened by the Authorised Officer on 22.12.2023 at 11:00 AM at The South Indian Bank Ltd, Bhuj Branch, B. A. Bhagat Complex, Hospital Road, Lal Takery, Opp.Dena Bank, Bhuj Kutch- Gujarat, Pincode: 370001. Any tender received quoting a price below the Reserve Price will be rejected outright.



- 9) After opening the tenders, the Tenderers who are present may be given an opportunity at the discretion of the Authorised Officer to have inter se bidding among themselves to enhance their offer price.
- 10) The Successful Tenderer should pay 25 % of the bid amount (less EMD) immediately on receipt of bid acceptance letter and the balance 75% amount within 15 days of the sale, failing which the entire amount paid by the Tenderer shall be forfeited by the Authorised Officer, without any notice and the sale will be cancelled and the property will be brought to sale again. However, in desirable cases the time may be extended at the sole discretion of the Authorised Officer.
- 11) The sale is subject to confirmation by the Authorised Officer, who shall have right to cancel the sale also notwithstanding that the successful Tenderer has remitted the 25% of Sale amount. Further, the sale is also subject to confirmation by the Secured Creditor.
- 12) On the sale being confirmed and on receipt of the entire sale proceeds by the Authorised Officer, the successful Tenderer will be issued with a Sale Certificate as per the terms and conditions of the Bank and the SARFAESI Act. The successful Tenderer should pay all the existing dues etc., to the Government/ Local Authorities including charges/ fees payable for registration of sale certificate such as registration Fees, Stamp Duty etc., as applicable as per law.
- 13) The Authorised Officer or Bank will not be held responsible for any charge, lien, encumbrance, property tax or any dues to the Government or anybody in respect of the properties under sale.
- 14) The successful Tenderer shall pay all Taxes/ Electricity/ Water/ Sewerage Charges or any other charges demanded by any authority after the acceptance of the bid, even if it pertains to previous periods.
- 15) The Successful Tenderer shall, at his cost, get the Electricity/ Water/ Sewerage connection etc. and any other common services transferred in his name.
- 16) The Authorised Officer has obtained EC/ search report regarding the property from 01.11.1989 to Date 06.11.2022 and it contains no encumbrance.
- 17) For any further information and for inspection of property, the intended Tenderers may contact the Branch Manager, Mr. Anant Chavda at South Indian Bank Ltd, Bhuj Branch at, B. A. Bhagat Complex, Hospital Road, Lal Takery, Opp.Dena Bank, Bhuj Kutch- Gujarat, Pincode: 370001, Mobile: 9711221071, Landline: 02832-220712 or Mr. Ashish C Kadam, at The South Indian Bank Ltd., Regional Office Ahmedabad, Ground Floor, Nehru Bridge Junction, Sakar-7, Ashram Road, Ahmedabad, Gujarat, Pincode: 380009, Mobile: 8879278772, Land Line: 079 26585600/700 during working hours.

FOR, THE SOUTH INDIAN BANK LTD.


AUTHORISED OFFICER

AUTHORISED OFFICER
(CHIEF MANAGER)

Date: 05.12.2023
Place: Ahmedabad

