

**TENDER CUM AUCTION SALE NOTICE**

WHEREAS the Authorised Officer of the Bank (hereinafter referred as AO) had issued Demand Notice AHM/RO/SARFAESI/27/2017-18 dated 12.09.2017 to Borrower Mr. Ritesh Manjibhai Hadiya and Guarantor Mrs. Hadiya Jigyasa Riteshbhai, W/o. Ritesh Manjibhai Hadiya, both residing at 187, Vijay Nagar, Anjar, Kutch, Gujarat, Pin 370 110 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 physical 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 23.03.2018.

AND WHEREAS, the borrower and guarantor have failed to pay the amount in full, 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.4,83,45,809.74 (Rupees Four Crore Eighty Three Lakhs Forty Five Thousand Eight Hundred Nine and Paise Seventy Four Only) as on 01.02.2023 with further interest and costs thereon (calculated as per OA No.897/2018 filed before DRT Ahmedabad 2) , subject to the following terms and conditions: -

Name of Property Owners	Mr. Ritesh Manjibhai Hadiya
Description of properties	All the piece and parcel of the 11 nos. N.A. plots admeasuring 7777.79 sq.mt bearing plot Nos. 2 to 12 , Revenue Survey No. 355/1 situated in Radhey Industrial Park, VIII, Bhadreshwar , Taluk Mundra , Kutch District in the name of Mr. Ritesh Manjibhai Hadiya and more fully described under Sale Deed No 2100/2013 dated 14.05.2013 of SRO Mundra , Sale Deed No.2483/2015 dated 29.04.2015 of SRO Mundra, Sale Deed No.4013/2015 dated 23.06.2015 of SRO Mundra and Sale Deed No.4012/2015 dated 23.06.2015 of SRO Mundra bounded by -  Joint four boundaries of plot no. 2 to 6 North by - 15.00 Mtrs Internal Road South by - Plot No.1

The South Indian Bank Ltd.,

Ahmedabad Regional Office: 4<sup>th</sup> floor, Sakar VII, Nehru Bridge Junction, Ashram Road, Navrangpura, Ahmedabad, Gujarat

380 009. Email: [ro1018@sib.co.in](mailto:ro1018@sib.co.in) Phone: 079 - 2658 5600, 5700, 1600

Regd. Office : SIB House, TB Road, Mission Quarters, Thrissur, Kerala - 680001

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	East by - 12.00 Mtrs. Internal Road West by - Agri. land bearing Revenue Survey No. 355 2  Joint four boundaries of plot no. 7 to 12 North by - 15.00 Mtrs Internal Road South by - Adj. Survey No.353 East by - Adj. Survey No.354 West by - Plot no.1 to 6
Reserve Price	Rs. 45,50,000 (Rupees Forty Five Lakhs Fifty Thousand only)
Earnest Money Deposit (EMD)	Rs.4,55,000.00 [ Rupees Four Lakhs Fifty Five Thousand Only] Earnest Money Deposit [EMD] shall be paid by way of DD drawn in favour of "Authorised Officer, The South Indian Bank Limited" payable at Ahmedabad /RTGS to "the Account No. 0179073000010463 of Authorised Officer, The South Indian Bank Ltd." Ahmedabad Main Branch and IFSC/NEFT Code is SIBL0000179 along with tender letter in a sealed cover to the Authorised Officer on or before 2.00 PM on 23.02.2023.
Date and Place of Sale	23.02.2023 at 3 PM at The South Indian Bank Ltd, Plot No 274,Hinduja Chambers, Main Market, Gandhidham, Pin code: 370 201, Gujarat, Kutch (Ph: +91 7984146823: +91 8285110987)

### 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 assets are 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/ Gandhidham Branch at Plot No 274,Hinduja Chambers, Main Market, Gandhidham, Pin code: 370 201, Gujarat. Kutch Phone Number 02836-229030 and Ahmedabad Regional Office at 4th floor, SAKAR VII, Nehru Bridge Junction, Ashram Road, Navrangpura, Ahmedabad, Gujarat - 380 009 and also visit the scheduled properties and satisfy as to their area, boundaries, ownership, title,



encumbrance, statutory approvals, measurements etc. The Bank shall not entertain any dispute regarding the Tender process or the scheduled properties 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. RTGS payment is to be made to "Authorised Officer's" a/c No: 0179073000010463 maintained at Ahmedabad Main Branch and IFSC/NEFT Code is SIBL0000179.
- 5) Interested Tenderers shall submit Demand Draft / RTGS Receipt as the case may be for the EMD at The South Indian Bank Ltd Regional Office Ahmedabad along with the Tender in a sealed cover before 02.00 PM on 23.02.2023.
- 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 23.02.2023 at 3 PM. 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 in his favour or not later than the next working day after the date of Tender cum Auction Sale 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 properties will be brought to sale again. However, in desirable cases the time may be extended at the sole discretion of the Secured Creditor.

**The South Indian Bank Ltd.,**

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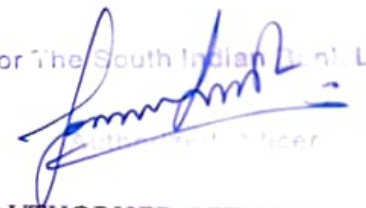
**Regd. Office :** SIB House, TB Road, Mission Quarters, Thrissur, Kerala - 680001

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- 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, ten-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 properties till 25.01.2023 and it contains no encumbrance.
- 17) For any further information and for inspection of properties, the intended Tenderers may contact the Authorised Officer or The South Indian Bank Ltd., Gandhidham Branch during working hours (Ph+91 7984146823; +91 8285110987)

For The South Indian Bank Ltd.

**AUTHORISED OFFICER  
(CHIEF MANAGER)**

Date : 03.02.2023

Place : Mumbai

**The South Indian Bank Ltd.,****Ahmedabad Regional Office:** 4<sup>th</sup> floor, Sakar VII, Nehru Bridge Junction, Ashram Road, Navrangpura, Ahmedabad, Gujarat  
380 009. Email: [ro1018@sib.co.in](mailto:ro1018@sib.co.in) Phone: 079 - 2658 5600, 5700, 1600**Regd. Office :** SIB House, TB Road, Mission Quarters, Thrissur, Kerala - 680001☐ | 0487 - 24200 20, 21 | ☐☐ | [sibcorporate@sib.co.in](mailto:sibcorporate@sib.co.in) | ☐☐ | [www.southindianbank.com](http://www.southindianbank.com) | CIN | L65191KL1929PLC001017