

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorized Officer of the Bank had issued Demand Notice dated 03.11.2016 to (1) M/s. Shubham Filaments, Rep. by its Authorised Partners Mr. Jamnadas Gordhanbhai Dobariya, Mrs. Vijya Jamnadas Dobariya at Block No.115 & 116, Tempo Gali, Pipodara Mangrol, Surat 394125 (2) Mr. Jamnadas Gordhanbhai Dobariya son of Dobariya Gordhan Bavajibhai Partner M/s. Shubham Filaments at No.48, Radhakrishna Society, Kathore Gam, Kamrej Surat 394150 (3) Mrs. Vijya Jamnadas Dobariya wife of Jamnadas Gordhanbhai Dobariya Partner M/s. Shubham Filaments at No.48 Radhakrishna Society, Kathore Gam, Kamrej Surat 394150 (4) Mr. Jatin Jamnadas Dobariya Son of Jamnadas Gordhanbhai Dobariya at No.48, Radhakrishna Society, Kathore Gam, Kamrej, Surat 394150 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 property on 10.02.2022, 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.

AND WHEREAS, the borrowers have failed to pay the amount, notice is hereby given that the immovable property 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.1,08,98,295.47 (Rupees One Crore Eight Lakh Ninety Eight Thousand, Two Hundred Ninety Five and Paise Forty Seven only) as on 15.09.2017 [subject to OA No.1000/2017 before DRT-II Ahmedabad] with further interest and costs thereon from 16.09.2017, subject to the following terms and conditions: -

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|---------------------------|--|
| Name of Property Owners   | Mr. Jamnadas Gordhanbhai Dobariya and Mr. Jatin Jamnadas Dobariya  |
| Description of properties | All that piece and parcel of the land bearing Block No 115 part admeasuring 346 sq mtrs out of 1527 sq mtrs and Block no 116 part admeasuring 835 sq mtrs total admeasuring 1181 sq mtrs together with ground floor construction admeasuring 390 sq mtrs and first floor construction admeasuring 390 sq mtrs (total admeasuring 780 sq mtrs) situated in Mangrol taluk, Pipodara Village, Surat district in the name of Mr. Jamnadas Gordhanbhai Dobariya and Mr. Jatin Jamnadas Dobariya which is fully described under Sale Deed No 3097/2014 dated 21.05.2014 and bounded by -<br><br>North by - Block No 115 part land<br>South by - Block No 115 Part land<br>East by - Block No 115 Part land<br>West by - 9 Meter road |

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

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|-----------------------------|---|
| Reserve Price               | Rs.1,06,00,000/- (Rupees One Crore Six Lakhs only)  |
| Earnest Money Deposit (EMD) | Rs.10,60,000/- (Rupees Ten Lakhs Sixty Thousand only)<br>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 1300 HRS on 26.09.2022. |
| Date and Place of Sale      | 26.09.2022 at 1500 HRS at The South Indian Bank Ltd, Branch Surat Main, Gurukripa House, 21 <sup>st</sup> Centure Business Centre, Ring Road, Near Udhna Darwaja, Rustampura, Rustampura, Surat Gujarat PIN 395002<br>(Ph:+91 828 511 0987, +91 623 961 7048)   |

**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, Branch Surat Main, Gurukripa House, 21<sup>st</sup> Centure Business Centre, Ring Road, Near Udhna Darwaja, Rustampura, Rustampura, Surat Gujarat PIN 395002 and Regional Office at 4th floor, SAKAR VII, Nehru Bridge Junction, Ashram Road, Navrangpura, Ahmedabad, Gujarat – 380 009 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 authorization letter along with 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 Officers" 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, Branch Surat Main, Gurukripa House, 21<sup>st</sup> Centure Business

Centre, Ring Road, Near Udhna Darwaja, Rustampura, Rustampura, Surat Gujarat PIN 395002 along with the Tender in a sealed cover before 1300 HRS on 26.09.2022.

- 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 Authorized Officer on 26.09.2022 at 1500 HRS. 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 Authorized 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 or not less than next working day after the date of 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 property will be brought to sale again.
- 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/her 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 11.09.1984 to 06.10.2016 and it contains no encumbrance.

**The South Indian Bank Ltd.,**

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17) For any further information and for inspection of property, the intended Tenderers may contact the Authorised Officer, Regional Office, 4th floor, SAKAR VII, Nehru Bridge Junction, Ashram Road, Navrangpura, Ahmedabad, Gujarat – 380 009, Ph. No. 079-26585700 or The South Indian Bank Ltd., Surat Main Branch , Ph. 0261-2321946, during working hours.

For The South Indian Bank Ltd.

  
AUTHORISED OFFICER

Date: 18.08.2022

Place: Mumbai

**The South Indian Bank Ltd.,**

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