

RO-AHMD /SAR/SALE/ 10 /2023-24

Date: 08-05-2023

(REGISTERED POST WITH A/D)

TENDER CUM AUCTION SALE NOTICE FOR IMMOVABLE & MOVABLE ASSETS

WHEREAS the Authorised Officer of the Bank (hereinafter referred as AO) had issued, Demand Notice dated 04-08-2022 to Borrower(s)/Guarantor(s) **[1] Mr. Ashokbhai Laljibhai Dankhara (Proprietor of M/s. Ashok Weaves) [2] Mrs. Alpaben Ashokbhai Dankhara (Proprietor of M/s. Lata Weaves) [3] Mr. Rutul Ashokbhai Dankhara (Proprietor of M/s. Rutul Textile)** all at Plot No. B-18 & A-19, 1st Floor, 2nd Floor & 3rd Floor, Mansi Industrial Estate, B/h Water Works Navi Pardi Pipodara, Surat. Gujarat, Pin - 394 150 Residing at, Dhankara, 28, Hans Society, Varachha Road, Surat, Gujarat, Pin395006 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 and Movable 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 11th March 2023.

AND WHEREAS, the borrowers/ Guarantors have failed to pay the amounts, Notice is hereby given that the immovable properties in Schedule A & movable properties in Schedule- B more fully described hereunder will be sold by way of Tender Cum Auction on "as is where is" basis, "as is what is" and "Whatever there is" condition (with respect to the lic, nature and physical status of the secured asset/s), on the date and at the place mentioned herein below for realization of a sum of Rs. 7,49,97,746.28 (Rupees Seven Crores Forty Nine Lacs Ninety Seven Thousand Seven Hundred Forty Six and Twenty Eight Pisas Only) as on 06-05-2023, due under various facilities in the Account/s of: M/s Rutul Textiles, M/s Ashok Weaves and M/s Lata Weaves with Branch: Udhna Surat of the bank i.e

- I. A sum of Rs. 1,89,90,390.47 (Rupees One Crores Eighty Nine Lacs Ninety Thousand Three Hundred Ninety and Forty Seven Pisas Only) in accounts of M/s Ashok Weaves.
- II. A sum of Rs. 1,73,66,849.62 (Rupees One Crores Seventy Three Lacs Sixty Six Thousand Eight Hundred Forty Nine and Sixty Two Pisas Only) in accounts of M/s. Lata Weaves.
- III. A sum of Rs. 3,86,40,506.19 (Rupees Three Crores Eighty Six Lacs Forty Thousand Five Hundred Six and Nineteen Pisas Only) in accounts of M/s. Rutul Textile

with further interest, penal interest and costs, subject to the following terms and conditions: -

SCHEDULE A (Item No.1 & 2 Combined)

[Commonly secured to the liabilities in the three accounts]

Name of Property Owner	Mr. Rutul Ashokbhai Dankhara
Description of property	All that part and parcel of plot bearing Unit No. B-18, part of Sub-Plot No. 1, admeasuring 678 Sq Mtrs along with 920 Sq Mtrs of Margin/COP and road, along with G+4 building admeasuring about 29180 Sq ft (plinth area) constructed thereon and all other constructions, improvements, easementary rights existing and appurtenant thereon situated in Mansi Industrial Estate, Block No. 180-18 at Navi Pardi Revenue Survey No. 237+250 of Moje Village, Navi Pardi, Kamrej Taluk, Surat District and owned by Mr. Rutul Ashokbhai Dankhara, more fully described in Sale Deed No. 3677 dated 18.02.2016 of Sub Registrar Office Kamrej and bounded on,



The South Indian Bank Ltd., Regional Office- Ahmedabad, Shop No.415, 4th Floor, Sakar VII, Ashram Road Navrangpura, Nehru Bridge Junction, Ahmedabad Gujarat, Pincode: 380009, Phone: 079-26585600, 079-26585700, ro1018@sib.co.in

North : Unit No. A-19 East: Unit No. B-17
South : Margin / COP Land/Road West: Society Road

Name of Property Owner	Mr. Rutul Ashokbhai Dankhara
Description of Property	<p>All that part and parcel of plot bearing Unit No. A-19, part of Sub-Plot No. 1, admeasuring 733 Sq Mtrs along with 120.24 Sq Mtrs of Margin/COP and road, along with building thereon admeasuring plinth area of about 31540 Sq.ft and all other constructions, improvements, easementary rights existing and appurtenant thereon situated in Mansi Industrial Estate, Block No. 180-18 at Navi Pardi Revenue Survey No. 237+250 of Moje Village, Navi Pardi, Kamrej Taluk, Surat District and owned by Mr. Rutul Ashokbhai Dankhara, more fully described in Sale Deed No. 3676 dated 18.02.2016 of Sub Registrar Office Kamrej and bounded on,</p> <p>North : Unit No. A-20 East : Unit No. A-16 South : Unit No. B-18 West : Society Road</p>
Reserve Price	Rs: 5,88,83,000
Earnest Money Deposit (EMD)	Rs: 58,88,300
shall be paid on or before 5.00 PM on 27-06-2023 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	28-06-2023 at 11:00 AM at The South Indian Bank Ltd, Udhana Surat Branch, SNS House, Opp. Silicon Shoppers Complex, Udhana Teen Rasta, Udhana, Surat, Gujarat 394210
Encumbrances	There are no encumbrances on the secured asset to the knowledge of the Bank

SCHEDULE B (Item No.1)

[Movables secured to the liabilities in the account- M/s. Ashok Weaves]

Name of Property Owner	M/s. Ashok Weaves (Proprietor - Mr. Ashokbhai Laljibhai Dankhara)
Description of Movable Property	List of Plant & Machineries & Stock lying in the premises of Plot No. B-18 & A-19, 1st Floor, 2nd Floor & 3rd Floor, Mansi Industrial Estate, B/h Water Works, Navi Pardi Pipodara, Surat, Gujarat.

Sr No	Particulars	Qty
1	Shuttle less Rapier machine	12
2	100Pos, Servo Cops Winder Model: CW 165-5	1
3	600 Pos, TFO Twister Model: H-10-B70	3
4	Accessories: Alu Corp	4500
5	Accessories: D/F Rolls	9000
6	High Speed Sectional Warping machine model: Simpletronic EP 1080	1
7	Creel Model CB- R/H	1
8	Waxing Device with S S Wax roll	1
9	Section tension control	1
10	Evelet Board	1



The South Indian Bank Ltd, REGD OFFICE, 'SIB HOUSE', TB Road, Mission Quarters, Thrissur-680 001
Tel No: (0487) 2420020 E-mail: sibcorporate@sib.co.in Website: www.southindianbank.com
Corporate Identity Number: L65191KL1929PLC001017

The South Indian Bank Ltd., Regional Office- Ahmedabad, Shop No.415, 4th Floor, Sakar VII, Ashram Road Navrangpura, Nehru Bridge Junction, Ahmedabad Gujarat, Pincode: 380009, Phone: 079-26585600, 079-26585700, ro1018@sib.co.in

11	Beam Adapter (Set)	1
Reserve Price	Rs.50,28,000(Rupees Fifty Lacs Twenty Eight Thousand Only)	
Earnest Money Deposit (EMD)	Rs.5,02,800(Rupees Five Lacs Two Thousand Eight Hundred Only)	
EMD Remittance	Demand draft drawn on a Nationalised or a Scheduled Commercial Bank 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, Place & Time of auction	28-06-2023 at 1.00 PM at at The South Indian Bank Ltd, Udhana Surat Branch, SNS House, Opp. Silicon Shoppers Complex, Udhna Teen Rasta, Udhna, Surat, Gujarat 394210	
For any queries Tenderers may contact	Mr. Vijesh Chandran on 9633336165 and Mr. Darshan S Bhavikatti on 9620704416	
Encumbrances	There are no encumbrances on the secured asset to the knowledge of the Bank	

SCHEDULE B (Item No.2)

[Movables secured to to the liabilities in the account- M/s. Rutul Textile]

Name of Property Owner	M/s. Rutul Textile (Proprietor - Mr. Rutul Ashokbhai Dankhara)										
Description of Movable Property	List of Plant & Machineries & Stock lying in the premises of Plot No. B-18 & A-19, 1st Floor, 2nd Floor & 3rd Floor, Mansi Industrial Estate, B/h Water Works, Navi Pardi Pipodara, Surat, Gujarat.										
	<table border="1"> <thead> <tr> <th>Sr No</th><th>Particulars</th><th>Qty</th></tr> </thead> <tbody> <tr> <td>1</td><td>XD408-III 190CM Shuttle less dobby shedding three nozzle water jet looms</td><td>12 sets</td></tr> <tr> <td>2</td><td>XD408-III 190CM Shuttle less dobby shedding three nozzle water jet looms</td><td>12 sets</td></tr> </tbody> </table>	Sr No	Particulars	Qty	1	XD408-III 190CM Shuttle less dobby shedding three nozzle water jet looms	12 sets	2	XD408-III 190CM Shuttle less dobby shedding three nozzle water jet looms	12 sets	
Sr No	Particulars	Qty									
1	XD408-III 190CM Shuttle less dobby shedding three nozzle water jet looms	12 sets									
2	XD408-III 190CM Shuttle less dobby shedding three nozzle water jet looms	12 sets									
Reserve Price	Rs 72,00,000(Rupees Seventy Two Lacs Only)										
Earnest Money Deposit (EMD)	Rs 7,20,000 (Rupees Seven Lacs Twenty Thousand Only)										
EMD Remittance	Demand draft drawn on a Nationalised or a Scheduled Commercial Bank in favour of "The Authorised Officer, The South Indian Bank										

The South Indian Bank Ltd, REGD OFFICE, 'SIB HOUSE', TB Road, Mission Quarters, Thrissur-680 001

Tel No: (0487) 2420020 E-mail: sibcorporate@sib.co.in Website: www.southindianbank.com

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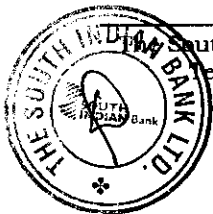
The South Indian Bank Ltd., Regional Office- Ahmedabad, Shop No.415, 4th Floor, Sakar VII, Ashram Road Navrangpura, Nehru Bridge Junction, Ahmedabad Gujarat, Pincode: 380009, Phone: 079-26585600, 079-26585700, ro1018@sib.co.in

	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, Place & Time of auction	28-06-2023 at 1.00 PM at at The South Indian Bank Ltd, Udhana Surat Branch, SNS House, Opp. Silicon Shoppers Complex, Udhna Teen Rasta, Udhna, Surat, Gujarat 394210
For any queries Tenderers may contact	Mr. Vijesh Chandran on 9633336165 and Mr. Darshan S Bhavikatti on 9620704416
Encumbrances	There are no encumbrances on the secured asset to the knowledge of the Bank

SCHEDULE B (Item No.3)

[Movables secured to to the liabilities in the account- M/s Lata Weaves]

Name of Property Owner	M/s. Lata Weaves (Proprietor - Mrs. Alpaben Ashokbhai Dankhara)																										
Description of Movable Property	List of Plant & Machineries & Stock lying in the premises of Plot No. B-18 & A-19, 1st Floor, 2nd Floor & 3rd Floor, Mansi Industrial Estate,B/h Water Works, Navi Pardi Pipodara, Surat, Gujarat.																										
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Sr No	Particulars	Qty																									
1	Shuttle less Rapier machine	12																									
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6	Auto Clave yarn heat setting machine	1																									
7	S S Extra Trolly	1																									
Reserve Price	Rs.52,72,000(Rupees Fifty Two Lacs Seventy Two Thousand Only)																										
Earnest Money Deposit (EMD) [Rs. 5,27,200(Rupees Five Lacs Twenty Seven Thousand Two Hundred Only)																										
EMD Remittance	Demand draft drawn on a Nationalised or a Scheduled Commercial Bank 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, Place & Time of auction	28-06-2023 at 1.00 PM at at The South Indian Bank Ltd, Udhana Surat Branch, SNS House, Opp. Silicon Shoppers Complex, Udhna Teen Rasta, Udhna, Surat, Gujarat 394210																										
For any queries Tenderers may contact	Mr. Vijesh Chandran on 9633336165 and Mr. Darshan S Bhavikatti on 9620704416																										
Encumbrances	There are no encumbrances on the secured asset to the knowledge of the Bank																										



The South Indian Bank Ltd, REGD OFFICE, 'SIB HOUSE', TB Road, Mission Quarters, Thrissur-680 001
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TERMS AND CONDITIONS

- 1) The property will be sold on "as is where is" basis, "as is what is" and " Whatever there 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) It shall be the responsibility of the interested Tenderers to inspect and satisfy themselves about the properties before the submission of tender. It shall be deemed that the intending bidders have done their due diligence before submitting the tender
- 3) 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 at Udhna Surat At Shop No.A1 To A5, SNS House, Udhna Navasari Main Road, Udhna Teen Rasta, Udhna P.O., Surat, Gujarat-394210 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 and also inspect the movable articles for sale to satisfy as to items involved, its numbers & its particulars, working condition, measurements etc. The Bank shall not entertain any dispute regarding the Tender process or the scheduled properties after participating in the sale.
- 4) 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.
- 5) **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).**
- 6) Interested Tenderers shall submit Demand Draft / RTGS Receipt as the case may be for the EMD at The South Indian Bank Ltd, Branch- Udhana Surat Branch, SNS House, Opp. Silicon Shoppers Complex, Udhna Teen Rasta, Udhna, Surat, Gujarat 394210 along with the Tender in a sealed cover before 5.00 PM on 27-06-2023 for Schedule A and before 5.00 PM on 27-06-2023 for Items in Schedule B
- 7) **Interested Tenderer can participate in the tender cum auction process of one or all items of properties under Schedule B. The Tenderer has to submit separate tenders/ bids for participating in the sale process of the Items of the properties. However, the Items in Schedule B movable property will be retained in the premises in Schedule A till all of them are sold/disposed off. Further he/she will not be entitled to additional charges for safe keeping the same.**
- 8) 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.
- 9) 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.
- 10) The Scaled Tenders will be opened by the Authorised Officer on 28-06-2023 at 11.00 AM for Schedule A Immovable property and on 28-06-2023 at 1.00 PM for Items in Schedule B movable property Any tender received quoting a price below the Reserve Price will be rejected outright.



- 11) 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.
- 12) 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.
- 13) 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.
- 14) 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. The Successful Tenderer/ bidder shall bear the applicable GST on the on the sale price of the movable asset for transfer of movable asset in its/his/her name. Further the successful Tenderer shall also bear the cost/charges for removing the Items in Schedule B (movable properties) from the premises and shall be removed at once after sale is concluded and full payment is made.
- 15) 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.
- 16) 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.
- 17) The Successful Tenderer shall, at his cost, get the Electricity/ Water/ Sewerage connection etc. and any other common services transferred in his name.
- 18) The Successful Tenderer shall immediately after payment of entire bid amount remove/shift the bid movable articles at his risk and expenses, without causing any damage to other articles/ building., at his cost, There are no encumbrances over the movable property to the knowledge of the Bank
- 19) The Authorised Officer has obtained EC/ search report regarding immovable property from January 2016 to April 2023 and it contains no encumbrance.
- 20) For any further information and for inspection of property, the intended Tenderers may contact the Authorised Officer or The South Indian Bank Ltd., Branch Udhana **Surat** Contact No:9633336165 during working hours or may contact **Mr. Darshan S Bhavikatti , Chief Manager at The South Indian Bank Ltd.,** Regional Office Ahmedabad , **Contact No: 9620704416.**

Date: 08-05-2023
Place: Ahmedabad

FOR, THE SOUTH INDIAN BANK LTD.

[Signature]
AUTHORISED OFFICER
(CHIEF MANAGER)

The South Indian Bank Ltd., Regional Office- Ahmedabad, Shop No.415, 4th Floor, Sakar VII, Ashram Road Navrangpura, Nehru Bridge Junction, Ahmedabad Gujarat, Pincode: 380009, Phone: 079-26585600, 079-26585700, ro1018@sib.co.in

To

1)	Mr. Ashokbhai Laljibhai Dankhara (Proprietor of M/s. Ashok Weaves) Plot No. B-18 & A-19, 1st Floor, 2nd Floor & 3rd Floor, Mansi Industrial Estate, B/h Water Works Navi Pardi Pipodara, Surat. Gujarat, Pin - 394 150 Residing at, Dhankara, 28, Hans Society, Varachha Road, Surat, Gujarat, Pin395006.
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4)	The South Indian Bank Ltd, Branch: Udhna Surat at Shop No.A1 TO A5, SNS House, Udhna Navasari Main Road, Udhna Teen Rasta, Udhna P.O., Surat, Gujarat-394210

