

REF No: RO-AHMD /SAR// 117 /2022-23

Date:21-02-2023

(BY REGISTERED POST WITH A/D)

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank (hereinafter referred as AO) had issued Demand Notice REF. RO/AMD/SARFAESI/103/21-22 dated 27-01-2022 to borrower, **1) Mr. Pankaj Jashwantlal Patel (Prop. M/s Parchhai Exhibitors)** Shop No.512/513, Shiv Shakti Centre, Ram Chowk, Ghod Dod Road, Surat, Gujarat-395007 Also at Near Swami Narayan Temple, Bapu Nagar, Adajan Patia to Sheetal Cinema, Surat, Gujarat-395008 And B.No.31, Chintan Park Society, Opp. Dinbandhu Society, Bhatar Road, Surat, Gujarat – 395017 and Guarantors, **2) Mrs. Kamini Pankaj Patel**, B.No.31, Chintan Park Society, Opp. Dinbandhu Society, Bhatar Road, Surat, Gujarat – 395017 **3) Mr Jashwantlal Narotambhai Patel** B.No.31, Chintan Park Society, Opp. Dinbandhu Society, Bhatar Road, Surat, Gujarat – 395017 **4) Mrs Bhanumati Jashwantlal Patel** B.No.31, Chintan Park Society, Opp. Dinbandhu Society, Bhatar Road, Surat, Gujarat – 395017; 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 property, 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 26-01-2023.

AND WHEREAS, the borrower/guarantor have failed to pay the amount in full, 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", "As is what is", and "Whatever there is" (with respect to the lie, 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. 9,24,58,315.15 (Rupees Nine Crores Twenty Four Lacs Fifty Eight Thousand Three Hundred Fifteen and Fifteen Paise Only) due in the Term Loan – Machinery, 2 FITL & ECLGS liabilities in the A/c of M/s Parchhai Exhibitors with Surat Main Branch as on 20-02-2023 with further interest and costs, subject to the following terms and conditions: -

SCHEDULE

Name of Property Owner	Mr Jashwantlal Narotambhai Patel and Mrs Bhanumati Jashwantlal Patel
Description of property	Item No.1 All that part and parcel of Plot Nos.31/A and 31/B in the scheme known as "Chintan Park" admeasuring 212.40 Sq.Meters[106.20 Sq.Meters+106.20 Sq.Meters] along with building having toal built in area of about 2079.25 Sq.Ft and all other constructions, improvements, easementary rights existing and appurtenant thereon situated in Block/Revenue Sy.No.82,T.P Scheme No.9,Final Plot No.177 of Moje Majura,Surat Taluka,Surat District and owned by Mr Jashwantlal Narotambhai Patel and Mrs Bhanumati Jashwantlal Patel,more fully described in Sale Deed Nos.3123/2010 dated 15.03.2010[Old Registration Serial



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

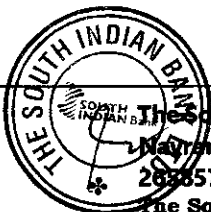
The South Indian Bank Ltd., Registered Office. SIB House, T.B. Road, Mission Quarters, Thrissur, Kerala – 680
001 Phone: +91-487-2420020 Fax: +91-487-2442021, Email: sibcorporate@sib.co.in CIN:
L65191KL1929PLC001017, Website: www.southindianbank.com

	<p>No.9758 dated 11.06.2008] and 3125/2010 dated 15.03.2010[Old Registration Serial No.9759 dated 11.06.2008] of Sub Registrar Office Surat and bounded on Boundaries for plot admeasuring 106.20 Sq.Meters in the name of Mr Jashwantlal Narotambhai Patel North: Society Road East:Plot No.30/B South: Plot No.32/B West: Plot No.31/B</p> <p>Boundaries for plot admeasuring 106.20 Sq.Meters in the name of Mrs Bhanumati Jashwantlal Patel North: Society Road East:Plot No.31/A South: Plot No.32/A West: Road</p>
Reserve Price	Rs. 2,73,34,000/- (Rupees Two Crores Seventy Three Lacs Thirty Four Thousand Only)
Earnest Money Deposit (EMD)	Rs. 27,33,400/- (Rupees Twenty Seven Lacs Thirty Three Thousand Four Hundred Only) shall be paid on or before 5.00 PM on 28-03-2023 by way of DD drawn in favour of "The Authorised Officer, The South Indian Bank Ltd." payable at Ahmedabad or through RTGS/NEFT to Account No 0179073000010463 held by "The Authorised Officer" in The South Indian Bank Ltd, Ahmedabad branch (IFSC: SIBL0000179).
Date and Place of Sale	29-03-2023 at 11.00 AM at The South Indian Bank Ltd, Surat Main at Plot No 28, B&C Ground Floor, House No 2/2885/C Near Golden Plaza, Ring Road, Salabatpura P.O, Surat-395003.

For detailed terms and conditions of the sale, please refer to the link provided in South Indian Bank Ltd. website i.e. www.southindianbank.com

TERMS AND CONDITIONS:

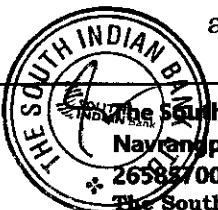
- 1) The property will be sold on "As is where is", "As is what is", and "Whatever there is" (with respect to the lie, nature and physical status of the secured asset/s) and the Bank is not responsible for title, condition or any other fact affecting the property. The particulars furnished regarding 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/ Surat Main at Plot No 28, B&C Ground Floor, House No 2/2885/C Near Golden Plaza, Ring Road, Salabatpura P.O, Surat -395003, Contact: 0261-2321946 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, ownership,



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The South Indian Bank Ltd., Registered Office. SIB House, T.B. Road, Mission Quarters, Thrissur, Kerala - 680 001 Phone: +91-487-2420020 Fax: +91-487-2442021, Email: sibcorporate@sib.co.in CIN: L65191KL1929PLC001017, Website: www.southindianbank.com

- title, encumbrance, 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, Branch Surat Main at Plot No 28, B&C Ground Floor, House No 2/2885/C Near Golden Plaza, Ring Road, Salabatpura P.O, Surat -395003 ,along with the Tender in a sealed cover before 5.00 PM on 28-03-2023.
 - 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 29-03-2023 at 11.00 AM.** 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 property will be brought to sale again. However, in desirable cases the time may be extended at the sole discretion of the Secured Creditor.
 - 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.



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- 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 January 2014 to January 2023 and it contains no encumbrance.
- 17) For any further information and for inspection of property, the intended Tenderers may contact the Authorised Officer or **Surat Main** at Plot No 28, B&C Ground Floor, House No 2/2885/C Near Golden Plaza, Ring Road, Salabatpura P.O, Surat -395003, Contact: 0261-2321946 , during working hours or may contact **Mr. Darshan S B, Senior Manager - Quality Circle at The South Indian Bank Ltd.,** Regional Office Ahmedabad, Ground Floor, Nehru Bridge Junction, Sakar-7, Ashram Road, Ahmedabad, Gujarat, Pincode: 380009, **Contact No: 26585600/700, 9620704416.**

FOR, THE SOUTH INDIAN BANK LTD.



AUTHORISED OFFICER

**AUTHORISED OFFICER
(CHIEF MANAGER)**

Date: 21-02-2023
Place: Ahmedabad