

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorized Officer of the Bank had issued Demand Notice dated 11.09.2017 u/s. 13(2) of the Act and also issued its corrigendum on 03.10.2017 to (1) M/s. Jeni Enterprise, Rep. by its Partners ,1* Floor, Sardar Complex, Krishnanagar, Dhoraji Road, Kalavad, Jamnagar, Gujarat (2) Mr. Sanjabhai Vashrambhai Dangariya @ Mr. Sanjay Dangariaya, 120, Kapariya Fali, Pithudpur, Pithediya, Kalawad, Jamnagar, 361 162, (3) Mr. Jaysukhbhai Manjibhai Kothiya, 264, Patel Samaj, Moti Nagajar, Kalawad, Jamnagar, 361 162, (4) Mr. Shailesh Manjibhai Kothiya @ Shaileshbhai Manjibhai Kothiya, 265, Patel Samaj, Moti Nagajar, Kalawad, Jamnagar, 361 162 and Guarantor Mr. Jitendra Virjibhai Limbasiya @ Jitendra Limbasiya, Ranuja Road, Laxman Villas Society, Kalawad, Jamnagar, 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 28.03.2018, 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 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.4,31,98,302.48 (Rupees Four Crore Thirty One Lakh, Ninety Eight Thousand, Three Hundred Two and Paise Forty Eight only) as on 13.05.2022 [as per OA No.1399/2018 before DRT-II Ahmedabad] with further interest and costs thereon from 14.05.2022, subject to the following terms and conditions: -

Name of Property Owners	Item No.1- Mr. Sanjay Dangariaya @ Sanjaybhai Vashrambhai Dangariya & Mr. Jitendra Limbasiya @ Jitendra Virjibhai Limbasiya Item No.2 - Mr. Shailesh M. Kothiya Item No.3 - Mr. Jaysukh M. Kothiya @ Jaysukhbhai Manjibhai Kothiya
Description of properties	<p><u>Item No.1 owned by Mr. Sanjay Dangariaya @ Sanjaybhai Vashrambhai Dangariya & Mr. Jitendra Limbasiya @ Jitendra Virjibhai Limbasiya</u></p> <p>All the piece and parcel of land measuring 1444.04 sq.mts at RAM park, abutting to J.P.S. School & Hostel, Off Ranuja Road, kalawad bearing Survey No.282 in Kalawad village, Kalawad Taluk, Jamnagar District owned by Mr. Sanjay Dangariaya & Mr. Jitendra Limbasiya more fully described in Sale Deed No.2204/2011 dated 14.09.2011 of Kalawad SRO and bounded by -</p> <p>Plot No.99</p>



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North by - 9.00 mts wide road
 South by - Plot No.98
 East by - Common plot no. 3
 West by - 7.50 mtrs wide road

Plot No. 100 to 105

North by - R.S. No.246
 South by - 9.00 mts wide road
 East by - R.S. No.281
 West by - 7.50 mtrs wide road

Plot No. 106 to 108

North by - R.S. No.246
 South by - Plot No. 109
 East by - 7.50 mtrs wide road
 West by - Plot No. 114 to 116

Plot No. 111

North by - Plot No.110
 South by - 9.00 mts wide road
 East by - 7.50 mtrs wide road
 West by - Plot No.112

Plot No. 112

North by - Plot No.113
 South by - 9.00 mts wide road
 East by - Plot No.110 and 111
 West by - 7.50 mtrs wide road

Plot No. 116

North by - R.S. No.246
 South by - Plot No.115
 East by - Plot No.106
 West by - 7.50 mtrs wide road



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Item No.2 owned by Mr. Shailesh M. Kothiya

All the piece and parcel of land measuring 1938.46 sq.mts at Laxman Villa, Near J.P.S. School, Off Ranuja Road, kalawad bearing Survey No.281/paiki 2 in Kalavad village, Kalawad Taluk, Jamnagar District owned by Mr. Shailesh M. Kothiya more fully described in Sale Deed No.295/2015 dated 04.03.2015 of Kalawad SRO and bounded by -

Plot No. 51 to 60

North by - Common plot No.1
South by - 9.00 mtrs wide road
East by - 7.50 mtrs wide road
West by - 7.50 mtrs wide road

Plot No. 61 to 67

North by - R.S. No.281/p-2/paiki
South by - 9.00 mtrs wide road
East by - 7.50 mtrs wide road
West by - Plot Nos. 100 to 150 of adjacent R.S. No.282.

Item No.3 owned by Mr. Jaysukh M. Kothiya @ Jaysukhbhai Manjibhai Kothiya

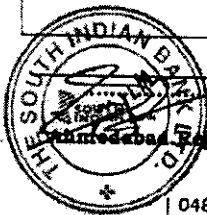
All the piece and parcel of land measuring 1235.58 sq.mts at Laxman Villa, behind Ram Park, Near J.P.S. School, Off Ranuja Road, kalawad bearing Survey No.281/paiki 2 in Kalavad village, Kalawad Taluk, Jamnagar District owned by Mr. Jaysukh M. Kothiya more fully described in Sale Deed No.296/2015 dated 04.03.2015 of Kalawad SRO and bounded by -

Plot No. 21

North by - 9.00 mtrs wide road
South by - Plot No. 22
East by - Plot No.37
West by - 7.50 mtrs wide road

Plot No. 22

North by - Plot No.21



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South by – Plot No. 23
 East by – Plot No.37
 West by – 7.50 mtrs wide road

Plot No. 23

North by – Plot No.22
 South by – Plot No. 24
 East by – Plot No.36
 West by – 7.50 mtrs wide road

Plot No. 25

North by – Plot No.24
 South by – Plot No. 26
 East by – Plot No.34
 West by – 7.50 mtrs wide road

Plot No. 26

North by – Plot No.25
 South by – Plot No. 27
 East by – Plot No.33
 West by – 7.50 mtrs wide road

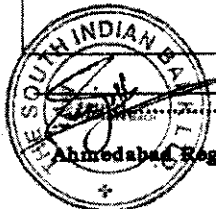
Plot No. 27

North by – Plot No.26
 South by – Plot No. 28
 East by – Plot No.32
 West by – 7.50 mtrs wide road

Plot No. 44

North by – Plot No.45
 South by – 9.00 mtrs wide road
 East by – Land bearing RS No.246
 West by – 7.50 mtrs wide road

Plot No. 45



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	<p>North by – Plot No.46 South by – Plot No.44 East by – Land bearing RS No.246 West by – 7.50 mtrs wide road</p> <p>Plot No. 46</p> <p>North by – Plot No.47 South by – Plot No.45 East by – Land bearing RS No.246 West by – 7.50 mtrs wide road</p> <p>Plot No. 47</p> <p>North by – Plot No.48 South by – Plot No.46 East by – Land bearing Sy. No.246 West by – 7.50 mtrs wide road</p> <p>Plot No. 48</p> <p>North by – Plot No.49 South by – Plot No.47 East by – Land bearing RS. No.246 West by – 7.50 mtrs wide road</p> <p>Plot No. 49</p> <p>North by – Plot No.50 South by – Plot No.48 East by – Land bearing RS. No.246 West by – 7.50 mtrs wide road</p> <p>Plot No. 50</p> <p>North by – Road South by – Plot No.49 East by – Land bearing RS. No.246 West by – 7.50 mtrs wide road</p>
Reserve Price	Item No.1 property - Rs.36,87,000/- (Rupees Thirty Six Lakhs Eighty Seven Thousand only)



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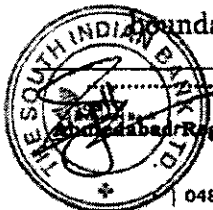
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	<p><u>Item No.2 property</u>- Rs.41,19,000/- (Rupees Forty One Lakhs Nineteen Thousand only)</p> <p><u>Item No.3 property</u>- Rs 26,26,000/- (Rupees Twenty Six Lakhs Twenty Six Thousand only)</p>
Earnest Money Deposit (EMD)	<p><u>Item No.1 property</u> - Rs.3,68,700/- (Rupees Three Lakhs Sixty Eight Thousand Seven Hundred only)</p> <p><u>Item No.2 property</u>- Rs.4,11,900/- (Rupees Four Lakhs Eleven Thousand Nine Hundred only)</p> <p><u>Item No.3 property</u>- Rs.2,62,600/- (Rupees Two Lakhs Sixty Two Thousand Six Hundred only)</p> <p>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 07.06.2022.</p>
Date and Place of Sale	<p>07.06.2022 at 1500 HRS at The South Indian Bank Ltd, G 2, Ground Floor , Oceanic Solitaire, P. N. Marg, Bedi Bandar Road, Jamnagar, Gujarat Pin code: 361 002</p> <p>+918401681076; +918285110987</p>

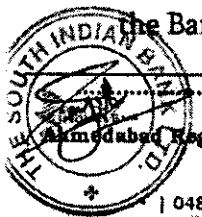
TERMS AND CONDITIONS

- 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 G 2, Ground Floor , Oceanic Solitaire, P. N. Marg, Bedi Bandar Road, Jamnagar, Gujarat Pin code: 361 002, 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., G 2, Ground Floor , Oceanic Solitaire, P. N. Marg, Bedi Bandar Road, Jamnagar, Gujarat Pin code: 361 002 along with the Tender in a sealed cover before 1300 HRS on 07.06.2022.
- 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 07.06.2022 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



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- 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 01.01.1985 to 07.07.2018 and it contains no encumbrance.
 - 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., Jamnagar Branch , Ph. 0288-2550049, during working hours.
 - 18) This may be treated as notice to the borrowers/ guarantors informing them that the property will be sold if the entire amount due to the Bank being Rs.4,31,98,302.48 (Rupees Four Crore Thirty One Lakh, Ninety Eight Thousand, Three Hundred Two and Paise Forty Eight only) as on 13.05.2022 [as per OA No.1399/2018 before DRT-II Ahmedabad] with further interest and costs thereon from 14.05.2022 is not remitted on or before the date fixed for sale.

Date: 16.05.2022
Place : Ahmedabad




AUTHORISED OFFICER

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