

RO-AHMD/M&C/Sale/12/2024-25

Date: 09-10-2024

E - AUCTION SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) and 9(1) of the Security Interest (Enforcement) Rules, 2002.

WHEREAS, the Authorised Officer of the Bank had issued Demand Notice dated 30.07.2021, calling upon the borrower/guarantors (1) M/s Saloni Silk Mills Private Limited, J-437, Japan Market, Nr. Lords Plaza Hotel, Delhi Gate, Surat, Gujarat-395003, Also at: Office No. 324, 3rd Floor, Meghani Tower, Cinema Road, Delhi Gate, Surat – 395003, 2) Jayantibhai Trikabhahi Vaghela, [Director- M/s Saloni Silk Mills Private Limited] Plot / House No. 29, Suryanagar Society A K Road, Surat – 395008, Gujarat, 3) Ashok Trikabhahi Vaghela [Director- M/s Saloni Silk Mills Private Limited] Plot / House No. 29, Suryanagar Society, A K Road, Surat – 395008, Gujarat, 4) Nimishaben Ashokbhahi Vaghela, Plot / House No. 29, Suryanagar Society, A K Road, Surat – 395008, Gujarat, 5) Jayshree Jayanti Vaghela, Plot / House No. 29, Suryanagar Society, A K Road, Surat – 395008, Gujarat under section 13(2) of the Securitization 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.

AND WHEREAS, the borrower have failed to pay the amount, Notice is hereby given to the public in general and in particular to the Borrower/guarantors that the immovable properties mortgaged to the Secured Creditor more fully described in the Schedule hereunder will be sold on “as is where is” basis, “as is what is” and “whatever there is” condition, on the date and at the place mentioned herein below for realization of a sum of Rs. 3,62,49,393.71 (Rupees Three Crores Sixty-Two Lakhs Forty Nine Thousand Three Hundred and Ninety Three and Paise Seventy One Only) as on 08-10-2024 with future interest, costs and expenses etc. thereon in the account/s of M/s Saloni Silk Mills Private Limited with Udhna-Surat Branch of the Bank, subject to the following terms and conditions: -

Item No.1

Name of Property Owner	Jyantibhai Trikambhai Vaghela
Description of property	All that part and parcel of Land admeasuring 53.36 sq. mtrs. (64.17 sq. yds)along with residential Building thereon bearing House/Plot No. 28 of Suryanagar Co-op Housing Society having built up area of about sq. ft along with all other construction, improvements, Easementary Rights existing and appurtenant thereon situated in Rev. Sy No. 121/11, paiki, T.P scheme No. 15 [Fulpada] within Fulpada Village, Choryasi Taluk, Surat District and owned by Jayantibhai Trikambhai Vaghela morefully described in Sale Deed no 16483 registered on 24-08-2011 of Sub Registrar Office –Surat and bounded on North :Property of Society Road, South; Plot No. 49, East: Plot No. 29, West: Plot No. 27
Nature of possession	Physical Possession
Reserve Price	Rs.43,91,000/- (Rupees Forty Three Lakhs Ninety One Thousand Only)



Earnest Money Deposit (EMD)	Rs.4,39,100/- (Rupees Four Lakhs Thirty Nine Thousand One Hundred Only)
Mode of submission of EMD/ Sale amount	All amounts payable regarding EMD and sale shall be paid by way of Demand Draft 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, Branch Ahmedabad (IFSC Code: SIBL0000179)
Last date and time for submission of Bid along with EMD	on or before 28-10-2024 by 5.00 PM
Property Inspection	From 03.00 PM to 04.00 PM on working days with prior appointment
Bid incremental amount	Rs 10,000 /- (Rupees Ten Thousand Only)
Date and time of E-auction	29-10-2024 from 11.00 AM to 12.00 PM (with 5 minute unlimited auto extensions till sale is concluded)
E-auction service provider	C1 INDIA PVT.LTD. Contact Official: Mr. BHAVIK R PANDYA Mobile: 8866682937 Email:gujarat@c1india.com or support@bankeauctions.com Website Address : https://bankeauctions.com/

Item No.2

Name of Property Owner	Jayantibhai Trikambhai Vaghela
Description of property	All that part and parcel of immovable property being Unit No. J-437 on the 4 th Floor of Japan Market of Silver Plaza Complex, constructed on land bearing City. Survey. No. 4824/A of ward No. 7 at Station Road in the Registration District and Sub-Registration District of Surat, with super built up area of 426.00 sq. feet equivalent to 39.59 sq. meters and its carpet area admeasuring about 290.00 sq. feet equivalent to 26.95 sq. meters together with undivided proportionate share in underneath land admeasuring about 4.63 sq. meters, and all other improvements made therein, owned by Mr. Jayantibhai Trikambhai Vaghela, more fully described in Sale Deed No.11349 registered on 14.05.2008 of SRO Surat; bounded on North: Office No. J/438, South: Office No. J/435,East: Office No. J/443 and J/444,West: OTS
Nature of possession	Physical Possession
Reserve Price	Rs.19,17,000/- (Rupees Nineteen Lakhs Seventeen Thousand Only)
Earnest Money Deposit (EMD)	Rs.1,91,700/- (Rupees One Lakh Ninety One Thousand Seven Hundred Only)



Mode of submission of EMD/ Sale amount	All amounts payable regarding EMD and sale shall be paid by way of Demand Draft 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, Branch Ahmedabad (IFSC Code: SIBL0000179)
Last date and time for submission of Bid along with EMD	on or before 28-10-2024 by 5.00 PM
Property Inspection	From 03.00 PM to 04.00 PM on working days with prior appointment
Bid incremental amount	Rs 10,000 /- (Rupees Ten Thousand Only)
Date and time of E-auction	29-10-2024 from 12.00 PM to 01.00 PM (with 5-minute unlimited auto extensions till sale is concluded)
E-auction service provider	C1 INDIA PVT.LTD. Contact Official: Mr. BHAVIK R PANDYA Mobile: 8866682937 Email:gujarat@c1india.com or support@bankeauctions.com Website Address : https://bankeauctions.com/

Item No.3

Name of Property Owner	Jayantibhai Trikambhai Vaghela
Description of property	All that part and parcel of immovable property being Unit No. J-624 & J-625 on the 6 th Floor of Japan Market of Silver Plaza Complex, constructed on land bearing City. Survey. No. 4824/A of ward No. 7 at Station Road in the Registration District and Sub-Registration District of Surat, with built up area of 852.00 sq. feet equivalent to 59.53 sq. meters, together with undivided proportionate share in underneath land admeasuring about 9.20 sq. meters, and all other improvements made therein, owned by Mr. Jayantibhai Trikambhai Vaghela, more fully described in registered Sale deed No. 10402 dated 19.06.2010 of SRO Surat; bounded by: North: Office No. J/626, South: Office No. J/623, East: Office No. J/652 and J/653, West: OTS
Nature of possession	Physical Possession
Reserve Price	Rs.34,51,000/- (Rupees Thirty Four Lakhs Fifty One Thousand Only)
Earnest Money Deposit (EMD)	Rs.3,45,100/- (Rupees Three Lakhs Forty Five Thousand One Hundred Only)
Mode of submission of EMD/ Sale amount	All amounts payable regarding EMD and sale shall be paid by way of Demand Draft 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, Branch Ahmedabad (IFSC Code: SIBL0000179)

