



The Surat People's Co-op. Bank Ltd.

Estd.: 1922

Multi State Scheduled Bank

Regd. /Central Office : " Vasudhara Bhavan ", Timaliyawad, Nanpura, Surat-395001 (Tel.+91-261) 246 4621 to 4624
Email : info@spcbl.in Toll free : 18002337722 Website : www.spcbl.in

SALE OF IMMOVABLE PROPERTY

SALE OF ASSETS IN POSSESSION OF BANK UNDER THE SECURITISATION & RECONSTRUCTION OF FINANCIAL ASSETS & ENFORCEMENT OF SECURITY INTEREST ACT 2002 AND SECURITY INTEREST (ENFORCEMENT) RULES-2002. Offers are invited in sealed cover so as to reach the Authorized Officer on or before the Commencement of auction for the sale of the following property in the possession of the bank on "As is where is basis & whatever there is basis" towards the recovery of its secured debts with interest, courts charges etc. from borrower as stated here under.

Borrower / Guarantors	Secured Debt For Recovery
Borrower : (1) M/s. Deep Tex Prop. : Deepaben Nanakram Achhada Resi. : C-1003, Galaxy Enclave, Green City Road, Pal, Surat. Office.1 : Shop No.600, Lower Ground, Hariom Textile Market-2, Salabatpura, Ring Road, Surat Office.2 : 2/13, First Floor, Khatodara Colony, Opp. World Trade center, Udhna Road, Surat. Guarantors : (2) Prakash Nanakram Achhada (3) Barkha Nanakram Achhada Resi.(2) &(3) : C-1003, Galaxy Enclave, Green City Road, Pal, Surat.	(1) CC A/c No. 304007770646 As per demand notice dtd. 16/09/2021 u/s. 13(2) Rs. 2,40,80,165.10 as on dt.15/09/2021 together with Further Contractual Interest and expence thereon till the date of payment. (2) FITL A/c No. 304015898830 As per demand notice dtd. 16/09/2021 u/s. 13(2) Rs. 5,99,332.35 as on dt.15/09/2021 together with Further Contractual Interest and expence thereon till the date of payment.

Sr. No.	DESCRIPTION OF PROPERTY	Reserve Price Rs.	DATE OF INSPECTION	Date of auction
		EMD Rs.	TIME OF INSPECTION	Time
1	Name Of The Owner : Deepaben Nanakram Achhada All the peice and parcel of Row House No.18 &19, Ranchhod Park, B/h. Prakash Bakery, Nr. Zhulelal Temple, Moje- Rander, Ramnagar, Surat., R.S.No.172- 173 paikee Hissa no.6/A, Area of Land - Plot No.18 : 89.42 Sq.Mt. and Plot No.19 : 89.42 Sq.Mt. together with 36.08 Sq.Mt. Common area of Road.Construction - builtup area : Gr.Floor + 1st +2 nd Floor = 2915 Sq.Ft., Bounded As : North : Adj.Plot No.16&17, South : Adj. Plot No.20, East : Adj. Society Road, West : Adj. Sant Kaviram Society. Type of Possession : Physical The offerer may apply two different applications for Row house No. 18 & 19.	1,24,80,000/- 12,48,000/-	15/01/2024 12:00 P.M. To 01:00 P.M.	22/01/2024 at 12 : 39 PM

Place of Auction : Board Room, 4th Floor, The Surat People's Co-op. Bank Ltd., Vasudhara Bhavan, Timaliyawad, Nanpura, Surat- 395001

The offerers shall give offer for above property in sealed cover and shall mention the address of property on offer cover with the EMD amount (Earnest Money Deposit) by means of Demand Draft/RTGS/Online Transfer drawn in favour of "Authorized officer, The Surat People's co-op. Bank Ltd." payable at Surat should accompany with the offer which is refundable without interest if the bid is not successful. Offerers may remain present and revise their offer upwards. On the confirmation of the sale the successful highest offerer should deposit 25% of the bidding amount on the spot and the balance 75% within 15 days, failing which the bank shall forfeit the entire amount already paid by the offerer without any notice.

Any Present and/or future statutory dues, Government dues, Sales tax, Income tax, Vat dues, Commercial Tax dues, G.S.T. Dues, Excise dues, Semi Govt. Dues, Labour dues, Provident Fund, Surat Municipal Corporation dues, Taluka/Gram Panchayat dues, Property tax, Electricity dues, Maintenance dues and any other dues payable on above property alongwith expenses for transfer shall have to be borne solely by the Purchaser. **Any other dues/liabilities/charge other than this bank are not known to bank** shall be solely paid and cleared by the purchaser. The cost, expenses stamp duty, additional stamp duty, registration charges and ashant dhara permission require for the purpose of transfer of said property shall be born solely by the purchaser. The purchaser shall get property transferd of its own and responsible to register the sale certificate before the sub registrar office in time. Bank shall deliver the available title document of property to purchaser on "As is where is basis and whatever there is basis" only. The bank has not appointed or engaged any agent and/or broker for sale of the above mortgaged property. For further inquiries contact Authorised Officer shri Sunil R. Kapadia (Phone No.0261-2464593). Further enquiries, if any and/or terms and conditions for sale can be obtained from the Authorized Officer.

The Authorized Officer reserves its rights to reject any or all the offers received without assigning any reasons and to postpone the auction at any time.

Date : 04/01/2024
Place : Surat

Sd/- Assistant General Manager & Authorized Officer
The Surat People's Co-Op. Bank Ltd.

STATUTORY 15 DAYS SALE NOTICE UNDER SARFAESI ACT,2002 TO THE BORROWER/GUARANTOR/ MORTGAGOR