



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 PROPERTIES

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 properties 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 borrowers as stated here under.

No.	Borrower / Guarantors	Secured Debt For Recovery
1	<div><div>H Sharda Tex Fab Pvt. Ltd. (Dissolved)</div><div>Cash Credit A/c No. 304003843066</div><div>CIN No. U17120GJ2012PTC068500</div><div>The Company Dissolved vide Order Dtd. 27/09/2021 in the matter : IA/395(AHM)2021 in CP(IB) 105 of 2019 [ITEM NO.145] of NCLT court-1, Ahmedabad as per the section 54(2) of the Insolvency and Bankruptcy Code,2016.</div><div>Guarantors:</div><div><div>(2) Bhupatbhai Manjibhai Mulani</div><div>(3) Ashokbhai Gabharubhai Sheladiya</div><div>(4) Mamtaben Ravindrabhai Sheladiya</div><div>(5) Naynaben Mansukhbhai Sheladiya</div><div>(6) Hiteshbhai Devshibhai Sakhiya</div><div>(7) Manisha Hiteshbhai Sakhiya</div><div>(8) Bhupatbhai Gopalbhai Chovatiya</div><div>(9) Bharatbhai Ravjibhai Kapadia</div><div>(10) Dilipkumar Devshibhai Sakhiya</div><div>(11) Jagdishbhai Keshubhai Gajera</div><div>(12) Sanjaybhai Arjanbhai Hirani</div></div></div>	<div>As per demand notice</div> <div>dtd. 29-12-2018 u/s. 13(2)</div> <div>Rs.8,83,78,221/32 + Further</div> <div>Contractual Interest and</div> <div>expenche thereon till the date of</div>

DESCRIPTION OF PROPERTIES

The below mentioned shops of Mansarovar Plaza Wing-A and flats of Mansarovar Residency Building A-9 , Moje : Kathor, Tal. : Kamrej, District : Surat, Block No.550/A, R.S. No.683, together with undivided proportionate land bearing underneath the said Building. Name Of The Owner : Hiteshbhai Devshibhai Sakhiya, Type of Possession : Actual

Sr.No.	Shop/Flat No.	Builtup area (Sq.Mt.)	Reserve Price(Rs.)	EMD(Rs.)
1	Shop No.E/16 Paikee, A/2034, 2nd Floor	32.21	10,05,300/-	1,00,530/-
2	Shop No.E/16 Paikee, A/2035, 2nd Floor	32.82	10,08,900/-	1,00,890/-
3	Shop No.E/16 Paikee, A/2036, 2nd Floor	32.82	10,08,900/-	1,00,890/-
4	Shop No.E/17 Paikee, A/2037, 2nd Floor	32.82	10,08,900/-	1,00,890/-
5	Shop No.E/17 Paikee, A/2038, 2nd Floor	32.90	10,04,400/-	1,00,440/-
6	Shop No.E/18 Paikee, A/2039, 2nd Floor	27.91	8,67,600/-	86,760/-
7	Shop No.E/18 Paikee, A/2040, 2nd Floor	28.30	8,67,600/-	86,760/-
8	Shop No.E/18 Paikee, A/2041, 2nd Floor	33.93	9,87,750/-	98,775/-
9	Shop No.E/18 Paikee, A/3041, 3rd Floor	33.93	8,39,790/-	83,979/-
10	Flat No. 401, 4th Floor , Building No.A/9	36.17	4,87,620/-	48,762/-
11	Flat No. 404, 4th Floor , Building No.A/9	36.43	4,87,620/-	48,762/-
12	Flat No. 411, 4th Floor , Building No.A/9	36.12	4,88,430/-	48,843/-

Date & Time of Auction : 22/05/2023, Monday @ 12 :39 PM

Date &Time of Inspection : 15/05/2023 From : 12 : PM to 01:00 PM

2	<div><div>M/s. Deep Creation Prop. Ansuyaben Maheshbhai Savaliya</div><div>Cash Credit A/c No. 304013695082</div><div>Office : A-12, Sopariwala Estate, Fatakda Vadi, Ved Road, Surat.</div><div>Resi. : B-160, Gopinathji Society Vibhag- 2, Lajamani Chowk, Mota Varachha, Surat.</div><div>Guarantors : (2) Maheshbhai Rameshbhai Savaliya (3) Sanjaybhai Balabhai Vaghasiya</div></div>	<div>As per demand notice</div> <div>dtd. 25/06/2021 u/s. 13(2)</div> <div>Rs. 40,02,163/30 + Further</div> <div>Contractual Interest and</div> <div>expenche thereon till the date of</div> <div>payment.</div>
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DESCRIPTION OF PROPERTIES

The below mentioned Flats of Radhe Residency, R. S.No.102/1 and 102/2, Block No.104 and 105, Plot No. 101 to 106 and Plot No. 123 to 128 of Shivam Residency, Moje Gaam-Kadodara, Taluka-Palsana, Dist. - Surat together with 7.15 Sq.Mt. undivided proportionate land bearing underneath the said Building, Owner of the Properties : Maheshbhai Rameshbhai Savaliya, Type Of Possession : Actual

Sr.No.	Flat No.	Builtup area (Sq.Mt.)	Reserve Price(Rs.)	EMD(Rs.)
1	D/101, 1st Floor	28.25 SQ.MT	4,90,000/-	49,000/-
2	D/106, 1st Floor	28.25 SQ.MT	4,90,000/-	49,000/-
3	D/107, 1st Floor	27.97 SQ.MT	4,90,000/-	49,000/-
4	D/404, 4th Floor	29.37 SQ.MT	4,90,000/-	49,000/-
5	D/405 , 4th Floor	28.16 SQ.MT	4,90,000/-	49,000/-

Date & Time of Auction : 22/05/2023, Monday @ 12 :39 PM

Date &Time of Inspection : 15/05/2023 From - 03 : PM to 04:00 PM

Note : Above mentioned properties 2(1) to 2(5) are also mortgaged for other Term Loan Accounts (1) 304015436057 & (2) 304016003826 of The Surat People's Co-Op. Bank Ltd., APMC Branch.

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 properties 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 incurred 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.

Note : Details of pending Legal Cases With Guarantors of Borrower No.1 : S.A.341/2021 in Hon'ble Gujarat Highcourt, Ahmedabad.

Date : 03/05/2023

Place : Surat

Sd/- Assistant General Manager & Authorized Officer

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

15 days Legal Sale Notice to Borrowers, Gurantors and Mortgagers under Sarfaesi Act, 2002