



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.

Borrower / Guarantors	Secured Debt For Recovery
Borrower : M/s. Suncity Fitness Club Prop. : Beenaben Ghanshyambhai Patel Resi. : 137, First Floor, Nancy Residency, Shantiniketan Society, Sumul Dairy Road, Surat. Guarantors : (1) Nareshbhai Ramanbhai Patel (2) Sumitaben Nareshbhai Patel	TL A/c No. 304008031478 As per demand notice dtd. 07/03/2019 u/s. 13(2) Rs.3,57,76,644/33 as on dt.06/03/2019 together with Further Contractual Interest and expence thereon till the date of payment.

Sr. No.	DESCRIPTION OF PROPERTIES	Reserve Price Rs.	DATE OF INSPECTION	Date of auction
		EMD Rs.	TIME OF INSPECTION	Time
1	Gala no.1 to 8, 3rd Floor, R.S.No. 26 paiki T.P. Scheme no.4 of Navagam, City Survey No.803 of ward Navagam, Final Plot No. 213 (Navagam) Heera Panna Complex , Varachha main Road, Surat. Admeasuring : 334.451 sq.mt.Owned by (1) Beenaben Ghanshyambhai Patel, Legal heir & widow of late Ghanshyambhai Ramanbhai Patel herself & natural Guardian of Minor Prachi G. Patel, Minor Archi G. Patel & Minor Megh G. Patel. & (2) Nareshbhai Ramanbhai Patel. Type Of Possession : Actual	Gala no.1 to 17 (carpet area 7296 sq.ft.) 3,04,00,000/- 30,40,000/-	05/05/2023 & 12/05/2023 11:00 A.M. To 12:00 P.M.	18/05/2023 Thursday at 12 : 39 PM
2	Gala no.9 to 17, 3rd Floor, R.S.No. 26 paiki T.P. Scheme no.4 of Navagam, City Survey No.803 of ward Navagam, Final Plot No. 213 (Navagam) Heera Panna Complex , Varachha main Road, Surat. Admeasuring : 371.61 sq.mt.Owned by (1) Beenaben Ghanshyambhai Patel, Legal heir & widow of late Ghanshyambhai Ramanbhai Patel herself & natural Guardian of Minor Prachi G. Patel, Minor Archi G. Patel & Minor Megh G. Patel. & (2) Sumitaben Nareshbhai Patel Type Of Possession : Actual	33,50,000/- 3,35,000/-	05/05/2023 & 12/05/2023 11:00 A.M. To 12:00 P.M.	18/05/2023 Thursday at 12 : 39 PM
3	Unit/Shop No.L/25-C, Basement of property known as Saarthi Complex, Podiyam building Developed On Saarthi co-op. Housing society ltd., Hirabaug, Varachha Road, Surat., R.S.No. 38+39+40 of moje fulpada, Final Plot no. 96/B of Town Planning Scheme no. 17 (fulpada) Admeasuring : Built up area 155.61 sq.mt. Owned by (1) Beenaben Ghanshyambhai Patel, Legal heir & widow of late Ghanshyambhai Ramanbhai Patel herself & natural Guardian of Minor Prachi G. Patel, Minor Archi G. Patel & Minor Megh G. Patel. & (2) Nareshbhai Ramanbhai Patel, Type Of Possession : Actual			

Note : Above mentioned properties 1 to 3 are also mortgaged with bank for other Group accounts of borrowers and guarantors and bank has right to recover total outstandings of those accounts through auction of properties

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 Cheque/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 in 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 : 02/05/2023
Place : Surat

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