



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

Estd.: 1922 Multi State Scheduled Bank

SALE OF IMMOVABLE PROPERTIES

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

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 borrowers as stated here under.

Sr. No.	Borrower / Guarantors Name	Secured Debt For Recovery	Description Of Properties for Sale				Date & Time of inspection	Date & Time of inspection	
1.	H Sharda Tex Fab Pvt. Ltd. (Dissolved) CIN No. U17120GJ2012PTC068500 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. Guarantors: (2) Bhupatbhai Manjibhai Mulani (3) Ashokbhai Gabharubhai Sheladiya (4) Mamtaben Ravindrabhai Sheladiya (5) Naynaben Mansukhbhai Sheladiya (6) Hiteshbhai Devshibhai Sakhiya (7) Manisha Hiteshbhai Sakhiya (8) Bhupatbhai Gopalbhai Chovatiya (9) Bharatbhai Ravjibhai Kapadia (10) Dilipkumar Devshibhai Sakhiya (11) Jagdishbhai Keshubhai Gajera (12) Sanjaybhai Arjanbhai Hirani	(a) As per demand notice dtd. 29-12-2018 u/s. 13(2) Rs. 8,83,78,221/32 + Further Contractual Interest and expence thereon till the date of payment.	The shops of Mansarovar Plaza Wing-A and flats of Mansarovar Residency Building A-9 as mentioned below, 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				09/05/2022 & 16/05/2022	23/05/2022 12:39PM	
			Shop No./Flat No	Builtup Area (in Sq.Mt.)	Reserve Price (Rs.)	EMD (Rs.)			02:00PM to 03:00PM
			Shop No.E/16 Paikee, A/2034, 2nd Floor	32.21	13,79,000/-	1,37,900/-			
			Shop No.E/16 Paikee, A/2035, 2nd Floor	32.82	13,84,000/-	1,38,400/-			
			Shop No.E/16 Paikee, A/2036, 2nd Floor	32.82	13,84,000/-	1,38,400/-			
			Shop No.E/17 Paikee, A/2037, 2nd Floor	32.82	13,84,000/-	1,38,400/-			
			Shop No.E/17 Paikee, A/2038, 2nd Floor	32.90	13,78,000/-	1,37,800/-			
			Shop No.E/18 Paikee, A/2039, 2nd Floor	32.21	11,90,000/-	1,19,000/-			
			Shop No.E/18 Paikee, A/2040, 2nd Floor	28.30	11,90,000/-	1,19,000/-			
			Shop No.E/18 Paikee, A/2041, 2nd Floor	33.93	13,55,000/-	1,35,500/-			
			Shop No.E/18 Paikee, A/3041, 3rd Floor	33.93	11,52,000/-	1,15,200/-			
			Flat No. 401, 4th Floor, Building A-9	36.17	6,02,000/-	60,200/-			
			Flat No. 404, 4th Floor, Building A-9	36.43	6,02,000/-	60,200/-			
			Flat No. 411, 4th Floor, Building A-9	36.12	6,03,000/-	60,300/-			
			(b) As per demand notice dtd. 19-04-2021 u/s. 13(2) Rs.11,44,80,934/45 + Further Contractual Interest and expence thereon till the date of payment.	Details Of Flat for Sale			Reserve Price (Rs.) EMD (Rs.)	16/05/2022	23/05/2022
				Flat No. F/502, 5th Floor, Laxminarayan Apartment, Vachnamrut Residency, C-Type, Block-F, R.S. No. 288/1, 288/2, Moje : Zadeshvar,Tal. : Bharuch, Dist. : Bharuch, Admeasuring : 144.98 Sq.Mt. i.e. Super Builtup area 1560.00 sq.ft. Name Of The Owner : Dilipkumar Devshibhai Sakhiya Type Of Posseseion : Actual			25,50,000/- 2,55,000/-		
			2.	M/S Nilkanth Sales Corporation (Proprietorship Firm) Prop.: Ritesh Rameshbhai Patel Guarantors : (2) Mukeshbhai Gopalbhai Patel (3) Ramanbhai Gopalbhai Patel	As per Sale notice dtd. 18-04-2022 u/s. 13(2) Rs.72,95,482/- + Further Contractual Interest and expence thereon till the date of payment	Details Of House for Sale			Reserve Price (Rs.) EMD (Rs.)
C/58, Nandanvan Row House, Nr. Exito Business Center, Opp. Kesarkunj Party Plot, Jahangirpura, Rander Olpad Main Road, Moje- Pisad, Surat. Block No. 10/01, R.S. No. 7/2, TPS No. 45 (Pisad-Jahangirpura), FP No. 10, Admeasuring : 72.375 sq. mt. With Construction. Name Of The Owner : Mukeshbhai Gopalbhai Patel, Type Of Posseseion : Symbolic						50,00,000/- 5,00,000/-			
C/60, Nandanvan Row House, Nr. Exito Business Center, Opp. Kesarkunj Party Plot, Jahangirpura, Rander Olpad Main Road, Moje- Pisad, Surat. Block No. 10/01, R.S. No. 7/2, TPS No. 45 (Pisad-Jahangirpura), FP No. 10, Admeasuring : 72.375 sq. mt. With Construction. Name Of The Owner : Ramanbhai Gopalbhai Patel, Type Of Posseseion : Symbolic						50,00,000/- 5,00,000/-			

The offerors shall give offer for above properties in sealed cover and shall mention the address of property on offer cover. The Bank Draft/ Pay Order of the said EMD 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. The offer will be opened by Authorized Officer at 12.39 P.M. at Board Room, 4th Floor, The Surat People's Co-op. Bank Ltd., Vasudhara Bhavan, Timaliyawad, Nanpura, Surat-395001. on dt. 23/05/2022. The auction/interest bidding will also take place at the same time, Offerors may remain present and revise their offer upwards. On the confirmation of the sale the successful highest offer 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 offeror without any notice.

Any Present and/or future statutory dues, Government dues, Salestax, 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 properties 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 transfer of its own and 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.0261-2464580). 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 Borrower and Guarantors for above Sr. No.1 :- S.A.341/2021 in Hon'ble Gujarat Highcourt, Ahmedabad. **Sd/- Sunil R. Kapadia**
Date : 18/04/2022
Place : Surat
Assistant General Manager & Authorized Officer
The Surat People's Co-op. Bank Ltd.