

<div></div> <div>The Surat People's Co-op. Bank Ltd. Estd.: 1922 Multi State Scheduled Bank</div>		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 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.					
Sr. No.	Borrower / Guarantors Name	Secured Debt For Recovery			
1.	(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	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.			
	Description Of Properties	Reserve Price (Rs.) EMD (Rs.)	DATE & TIME OF INSPECTION	DATE & TIME OF AUCTION	
	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 (1) Shop No.E/16 Paiklee, A/2034, 2nd Floor - Builtup Area 32.21 Sq.Mt. (2) Shop No.E/16 Paiklee, A/2035, 2nd Floor - Builtup Area 32.82 Sq.Mt. (3) Shop No.E/16 Paiklee, A/2036, 2nd Floor - Builtup Area 32.82 Sq.Mt. (4) Shop No.E/17 Paiklee, A/2037, 2nd Floor - Builtup Area 32.82 Sq.Mt. (5) Shop No.E/17 Paiklee, A/2038, 2nd Floor - Builtup Area 32.90 Sq.Mt. (6) Shop No.E/18 Paiklee, A/2039, 2nd Floor - Builtup Area 27.91 Sq.Mt. (7) Shop No.E/18 Paiklee, A/2040, 2nd Floor - Builtup Area 28.30 Sq.Mt. (8) Shop No.E/18 Paiklee, A/2041, 2nd Floor - Builtup Area 33.93 Sq.Mt. (9) Shop No.E/18 Paiklee, A/3041, 3rd Floor - Builtup Area 33.93 Sq.Mt. (10) Flat No. 401, Building A/9, 4th Floor – Super Builtup Area – 55.89 Sq.Mt.- Builtup Area 36.17 Sq.Mt. (11) Flat No. 404, Building A/9, 4th Floor – Super Builtup Area – 55.89 Sq.Mt.- Builtup Area 36.43 Sq.Mt. (12) Flat No. 411, Building A/9, 4th Floor– Super Builtup Area – 56.03 Sq.Mt. - Builtup Area 36.12 Sq.Mt.	(1) 12,41,100/- 1,24,110/- (2) 12,45,600/- 1,24,560/- (3) 12,45,600/- 1,24,560/- (4) 12,45,600/- 1,24,560/- (5) 12,40,200/- 1,24,020/- (6) 10,71,000/- 1,07,100/- (7) 10,71,000/- 1,07,100/- (8) 12,19,500/- 1,21,950/- (9) 10,36,800/- 1,03,680/- (10) 6,02,000/- 60,200/- (11) 6,02,000/- 60,200/- (12) 6,03,000/- 60,300/-	29/06/2022 12:00PM to 01: 00PM	05/07/2022 12:39PM	
2.	(1) M/s. Suncity Fitness Club Prop. Beenaben Ghanshyam Patel Office : 3rd Floor, Hirapanna Complex, Opp. Gitanjali Petrol Pump, Varachha Main Road, Surat. Resi. : 137, First Floor, Nancy Residency, Shantiniketan Society, Sumul Dairy Road, Surat. Guarantors: (2) Nareshbhai Ramanbhai Patel (3) Sumitaben Nareshbhai Patel	As per demand notice dtd. 07/03/2019 u/s. 13(2) Rs.3,57,76,644/33 + Further Contractual Interest and expence thereon till the date of payment.			
	Description Of Properties	Reserve Price (Rs.) EMD (Rs.)	DATE & TIME OF INSPECTION	DATE & TIME OF AUCTION	
	a. Office/Room No.2, 2nd Floor, R.S.No. 26 paiki T.P. Scheme no.4 of Navagam,City Survey No.803 of ward Navagam, Final Plot No. 213 of (Navagam). Heera Panna Complex , Varachha main Road, Surat.Super built up area 660 sq.ft. i.e, 61.31 sq.mt. Owned by Beenaben Ghanshyam Patel, Legal heir & widow of late Ghanshyam Ramanbhai Patel herself & natural Guardian of Minor Prachi G. Patel, Minor Archi G. Patel & Minor Megh G. Patel. Type Of Possession : Actual	Rs. 24,06,000/- Rs.2,40,600/-	27/06/2022 04:00PM to 05: 00PM	05/07/2022 at 12:39PM	
	b. 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 Ghanshyam Patel, Legal heir & widow of late Ghanshyam 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	For Gala No.1 to 17 : Rs.4,11,00,000/- Rs.41,10,000/-			
	c. 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 Ghanshyam Patel, Legal heir & widow of late Ghanshyam Ramanbhai Patel himself & natural Guardian of Minor Prachi G. Patel, Minor Archi G. Patel & Minor Megh G. Patel. & (2) Sumitaben Nareshbhai Patel. Type Of Possession : Actual				
d. Shop / Unit No. L/25-C, Basement of property known as Saarthi Complex podiyam building Developed On Saarthi Co-op. Housing Society Ltd., Hira Baug, 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 : 155.61 sq.mt. Owned by (1) Beenaben Ghanshyam Patel, Legal heir & widow of late Ghanshyam 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	Rs.51,00,000/- Rs. 5,10,000/-				
Note : Above mentioned properties 2(a) to 2(d) are also mortgaged with bank for other Group accounts of borrowers and guarantors and bank has right to recover total outstanding of those accounts through auction of properties					
3.	Borrower / Guarantors Name		Secured Debt For Recovery		
	(I) (1) M/s. A. J. Boutique Prop. Ankur Jitendrakumar Patel CC A/C NO.304012072443 Add. : 53, Sonifaliyu, kathodara, Kamrej Chaar Rasta, Surat. Guarantors: (2) Jayesh Ratilal Patel (3) Chetan Prabhudas Padodara (4) Suhani Ankurkumar Patel		As per demand notice dtd. 04/11/2019 u/s. 13(2) Rs. 42,87,205/40 + Further Contractual Interest and expence thereon till the date of payment.		
	(II) (1) M/s. A. J. Fashion Prop. Suhani Ankur Patel CC A/C NO.304012078592 Add. : 53, Sonifaliyu, kathodara, Kamrej Chaar Rasta, Surat. Guarantors: (2) Jayesh Ratilal Patel (3) Chetan Prabhudas Padodara (4) Ankurkumar Jitendrakumar Patel		As per demand notice dtd. 04/11/2019 u/s. 13(2) Rs. 43,38,395/11 + Further Contractual Interest and expence thereon till the date of payment.		
	Sr. No.	Description Of Properties	Reserve Price (Rs.) EMD (Rs.)	DATE & TIME OF INSPECTION	DATE & TIME OF AUCTION
	a.	Shop No.114,1st Floor, Saimilan Row-House Paiklee Uma Complex, Block No. 487/10, Kamrej, Surat. Built Up Area: 26.10 Sq.mt. Carpet Area : 22.76 Sq.mt. Owner : (1) Ankur Jitendrakumar Patel (2) Suhaniben Ankur Patel. Type Of Possession : Actual	Rs.8,10,000/- Rs. 81,000/-	29/06/2022 01:00 PM to 02: 00 PM	05/07/2022 at 12:39 PM
b.	Shop No.127,1st Floor, Shrusti Complex, R.S.No. 513/1, Block No. 476, Kamrej, Surat.Carpet Area : 31.13 Sq.mt. Owner : (1) Ankur Jitendrakumar Patel (2) Suhaniben Ankur Patel . Type Of Possession : Actual	Rs.18,00,000/- Rs. 1,80,000/-			
4.	Borrower / Guarantors Name		Secured Debt For Recovery		
	(1) M/s. Deep Creation Prop. Ansyuben Maheshbhai Savaliya CC A/c. No. 304013695082 Office : A-12, Sopariwala Estate, Fatakda Vadi, Ved Road, Surat. Resi. : B-160, Gopinathji Society Vibhag- 2, Lajamani Chowk, Mota Varachha, Surat. Guarantors : (2) Maheshbhai Rameshbhai Savaliya (3) Sanjaybhai Balabhai Vaghasiya		As per demand notice dtd. 25/06/2021 u/s. 13(2) Rs. 40,02,163/30 + Further Contractual Interest and expence thereon till the date of payment.		
	Sr. No.	Description Of Properties	Reserve Price (Rs.) EMD (Rs.)	DATE & TIME OF INSPECTION	DATE & TIME OF AUCTION
	a	Flat No.101, First Floor, D-Type, 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.Builtup area : 28.25 Sq.Mt. and 7.15 Sq.Mt. undivided share in land. Owner of the Property : Maheshbhai Rameshbhai Savaliya, Type Of Possession : Actual	Rs.6,00,000/- Rs.60,000/-		05/07/2022 at 12:39 PM
	b.	Flat No.106, First Floor, D-Type, 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.Builtup area : 28.25 Sq.Mt. and 7.15 Sq.Mt. undivided share in land. Owner of the Property : Maheshbhai Rameshbhai Savaliya, Type Of Possession : Actual	Rs.6,00,000/- Rs.60,000/-		
	c	Flat No.107, First Floor, D-Type, 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.Builtup area : 27.97 Sq.Mt. and 7.15 Sq.Mt. undivided share in land. Owner of the Property : Maheshbhai Rameshbhai Savaliya, Type Of Possession : Actual	Rs.6,00,000/- Rs.60,000/-	24/06/2022 02:00 PM to 03:00PM	
	d	Flat No.404, Forth Floor, D-Type, 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.Builtup area : 29.37 Sq.Mt. and 7.15 Sq.Mt. undivided share in land. Owner of the Property : Maheshbhai Rameshbhai Savaliya, Type Of Possession : Actual	Rs.6,00,000/- Rs.60,000/-		
e	Flat No.405, Forth Floor, D-Type, 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.Builtup area : 28.16 Sq.Mt. and 7.15 Sq.Mt. undivided share in land. Owner of the Property : Maheshbhai Rameshbhai Savaliya, Type Of Possession : Actual	Rs.6,00,000/- Rs.60,000/-			
Note : Above mentioned properties 4(a) to 4(e) 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/Pay Order/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 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 transferd 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 (1) With Guarantors of Borrower No.1 : S.A.341/2021 in Hon'ble Gujarat Highcourt, Ahmedabad. (2) With Borrower No.2 or its Guarantors : Before Tribunal, Ahmedabad - Miscellaneous Application 39/2021, 40/2021, 41/2021 : Before Civil Court, Surat - R.C.S Case No.737/2021, 738/2021, 739/2021, 740/2021, 741/2021					
Date : 14/06/2022 Place : Surat		Sd/- Sunil R. Kapadia Assistant General Manager & Authorized Officer The Surat People's Co-op. Bank Ltd.			