



The Co-Operative Bank of Rajkot Ltd.
Multi State Co-Operative Bank

PUBLIC NOTICE FOR AUCTION CUM SALE

Sale notice for the sale of secured asset mentioned hereunder by the **Authorised Officer of The Co-Operative Bank of Rajkot Ltd.** under the **Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002** read with provision to rule 8 (6) of the security interest (Enforcement) Rules, 2002 for the recovery of amount due from borrower/s. Offers are invited by the undersigned in sealed covers for purchase of movable/immovable property, as described hereunder, on 'As Is Where Is Basis', 'As Is What Is Basis' and 'Whatever Is There Is Basis', Particulars of which are given below:-

| Lot No. / Borrower(s) / Co-Borrower(s) / Guarantor(s) | Demand Notice Date & Amt Possession Date | Reserve Price EMD and Bid Increase Amount | Description of the Immovable/Movable property and Name of Title deed holders | Total Loan Outstanding as on 31.01.2025 |
|---|--|--|--|---|
| Loan Account No. 0017120100000003 0017311200000012 Borrower(s) : M/s. Neminath Cotton Industries and Partner(s) / Guarantor(s) and/or Mortgager(s) Girishkumar Chandulal Doshi , Pradipkumar Chandulal Doshi , Ketankumar Chandulal Doshi , Bhaveshkumar Chandulal Doshi , Atulkumar Chandulal Doshi , Harshaben Girishkumar Doshi and Vipulaben Atulkumar Doshi | Demand Notice Date : 16.12.2021 Rs. 10,97,91,846.40 Possession Date : 16.05.2023 (Physical Possession) | Reserved Price: Rs. 7,64,52,000/- EMD Rs. 76,45,200/- Bid Increase Amount Rs. 1,00,000/- Reserved Price: Rs. 9,35,000/- EMD Rs. 93,500/- Bid Increase Amount Rs. 25,000/- | Immovable Industrial Property belonging to M/s. Neminath Cotton Industries , a partnership firm constructed on land admeasuring about 20951.64 sq. Mts. Non Agriculture and construction for use land of Revenue Survey No. 470, 471 & 472 Paikie Within the village limits of Shekhpur, Taluka-Muli, Dist. Surendranagar which is bounded as follows: Bounded as under : East : Other's Non Agriculture Land, West : Road to Munjapur, North : Other's Agriculture Land, South : Rajkot Surendranagar Road Machinery Plant & Machinery of cotton Ginning & Pressing without ginning Machines, bale press, and automatic trolley. Installed components are lint conveyor, cotton Cody cleaner & Cotton reserve box, Cotton conveyor, Weigh Bridge, Electric Motors & Main Control Power distribution panel and control penal of Ginning Unit. | Rs. 14,66,57,616.40 |

| IMPORTANT INFORMATION REGARDING AUCTION PROCESS | 1. | Date ,Time & Contact Number of Public Inspection | Dt. 07.03.2025, Friday between 10.00 am. to 5.00 pm. Authorized Officer - Mo. No. 99981 49049, 93139 26434 |
|---|----|--|--|
| | 2. | Last date for Submission of Bids | On or before 4.00 pm on 11.04.2025, Friday |
| | 3. | Date, Time & Place of Auction | At 3.00 pm. on 16.04.2025, Wednesday at The Co-Operative Bank of Rajkot Ltd., Sahakar Sarita, Panchnath Road, Rajkot - 360 001 |
| | 4. | Place of Submission of Bids | Authorised Officer, The Co-Operative Bank of Rajkot Ltd Sahakar Sarita, Panchnath Road Branch, Rajkot-360 001 |

* A bidder may, on his own choice, Participate in the auction by making application in prescribed format which is available alongwith the offer/tender document on the given office address mentioned hereabove. Sale is strictly subject to terms and conditions incorporated in this advertisement and the prescribed Bid / Tender Document as well as **Security Interest (Enforcement) Rules 2002. This notice is also to be treated as a 30 days' notice under Rule 8(6) and 9(1) of the Security Interest Enforcement Rules, 2002** to the Borrower/Co-Borrower/Guarantor/Mortgagor.

Terms and Conditions of Auction : (1) The Bidder is obliged to exercise full due diligence in all respects, including to inspect each of the details of the property mentioned above on the scheduled date & time. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The bidder can inspect the property in consultation with the dealing official as per the details provided. In case of any difficulty or need of assistance before or during the auction process, may contact authorized officer, M. No.93139 26434 of the Bank. (2) The sale is subject to confirmation by the Authorised Officer. If the borrower/guarantor pays the entire outstanding amount in full before the date of publication of notice for auction or inviting quotation or tender from public, no auction will be conducted. (3) No one have first charge/prior charge under law on the subject property(ies) except Bank as found and known to the Bank. (4) The Bidder shall remit Earnest Money Deposit (EMD) i.e. 10% of reserve price by Banker's cheque / DD / RTGS / NEFT drawn in favour of Authorised Officer, The Co-Operative Bank of Rajkot Ltd along with the bid form in a Sealed Cover addressed to The Authorised Officer, The Co-Operative Bank of Rajkot Ltd upto 4.00 pm on or before **11.04.2025** Please note that, in reference to successful bidder(s), EMD is adjustable against the sale consideration EMD is refundable to the unsuccessful bidder(s). The prospective bidders are also advised to give complete details of their accounts. (5) The highest bid received shall become the base price of auction for the property and the bidders shall be allowed to increase the bids beyond that amount. (6) The successful bidder shall deposit 25% of the bid amount immediately or on end of the next working day of the sale being knocked down in his/her/its favour inclusive of EMD of 10%. The Balance amount shall be paid by the purchaser to the Authorized Officer on or before 15th day from the confirmation of the sale of the immovable / movable property(ies) by Banker's Cheque / DD / RTGS / NEFT drawn in favour of Authorized Officer, The Co-Operative Bank of Rajkot Ltd. (7) The charges / fees payable for conveyance such as stamp duty, registration fee, transfer fee, maintenance charges, electricity charges etc shall be borne by the successful bidder and shall be the sole responsibility of successful bidder only. The Authorised Officer will not be held responsible for any charge, lien, property tax or any other dues to the Government or local body or any other authority in respect of the property under sale. (8) The Authorised officer has the absolute right to accept or reject the bid or adjourn / postpone / cancel the sale/modify any terms and conditions of the sale or withdraw any Property or portion thereof from the auction proceedings at any stage without assigning any reason thereof in case found necessary. (9) The sale certificate shall be issued in the favour of successful bidder on deposit of full bid amount as per the provisions of the Act. No request for inclusion/substitution in the sale certificate of names of any persons other than those mentioned in the bid form shall be entertained. (10) This Notice is also to the Borrower(s) / Guarantor(s) in particular and the public in general. The Borrowers attention is invited to provisions of Sub – section (8) of the section 13 of the Act, in respect of time available, to redeem the secured assets. (11) **For detailed terms and conditions of the sale, please refer to www.tcbri.com**

📍 Sahakar Sarita, Panchnath Road, Rajkot - 360 001 (Gujarat)

☎ 0281 - 2234454 / 2224120 ☎ Fax: 0281 - 2236682 📧 info@tcbri.com 🌐 tcbri.com

Date : 26.02.2025
Place : Rajkot

SD/- Authorised Officer
The Co-operative Bank of Rajkot Ltd.