

Hecta PropTech Private Limited have also been engaged for facilitating the sale of this property. The Authorized Officer reserves the right to reject any or all the bids without furnishing any further reasons. For detailed Terms and Conditions of the sale, please visit www.icicibank.com/n4p4s.

Date : July 24, 2024
Place: Surat

Authorized Officer
ICICI Bank Limited

Sale Notice For Sale of Immovable / Movable Properties



THE VARACHHA CO-OP. BANK LTD., SURAT

R.O: " Sahkar Bhavan", Opp. Rushikesh Township, Near Vraj Chowk,
Sarathana Jakatnaka, Surat-395013. Ph.0261-691 8000

[APPENDIX IV-A refer proviso to Rule 8(6) for Immovable Property] [APPENDIX-II A refer proviso to Rule 6(2) for Movable]

Sale Notice For Sale Of Immovable/ Movable Assets under The Securitisation & Reconstruction Of Financial Assets & Enforcement Of Security Interest Act 2002 read with Rules 8(6), 9(1) and 6(2) of the Security Interest (Enforcement) Rules-2002. Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable/movable property mortgaged/charged to the secured creditor. Offers are invited in sealed cover so as to reach the Authorized Officer for the sale of the following property in the possession of the bank on "AS IS WHERE IS AND WHATEVER THERE IS BASIS" towards the recovery of its secured debts with interest, costs, charges etc. from borrowers as stated here under.

(O/s Amt.As on Dt. 30/06/2024 + int. Due from Dt.29/06/2024)

Sr. No.	Loan a/c No./Borrower's	Guarantor's	O/s. Amt.
1	00561120729018 / Ramdev PVC Prop. Mr. Mahendrakumar Bharatbhai Pandya	(1) Mr. Mahendrakumar Bharatbhai Pandya (Sr. No.2 to 3) (2) Mr. Vishalbhai Labhubhai Bagdia (Sr. No.1 &3) (3) Mr. Chirag Labhubhai Bagdia (Sr. No.1 to 2) (4) Mrs. Vanitaben Mahendrakumar Pandya	Rs.42363399/-
2	00561120728978 / Ramdev PVC Pipe Prop. Mr. Vishalbhai Labhubhai Bagdia	(5) Mr. Jagdishbhai Jerambhai Kalsariya (6) Mr. Bhaveshbhai Jerambhai Kalsariya (7) Mr. Amitkumar Himatbhai Dhanani (8) Mr. Karshanbhai Dharamshibhai Bagadiya	Rs.42941807/-
3	00561120728989 / Ramdev PVC Product Prop. Mr. Chirag Labhubhai Bagdia	(9) Mr. Chhaganbhai Fulabhai Sangani	Rs.39613390/-

Description of Immovable Property : Property (1) All the pieces and parcel of the open N.A. Land bearing Block No.218, Revenue Survey No.228 and admeasuring 8443.00 sq.mts. and with all related rasuka usage including inside and outside rights, interests and entitlements At-Village-Mahuvej, Ta.-Mangrol, Dist.-Surat. Name of Mahendrakumar Bharatbhai Pandya and Boundaries are as Follows. East - Block No.219, West - Open Land, North - Open Land, South - Internal Road.

Reserve Price Rs.1,92,51,750/- Amt. of Deposit (EMD) Rs. 19,25,175/- Bid increase Amt. Rs.1,00,000/-

Property : (2) All the pieces and parcel of the constructed property bearing Revenue Survey No.736 & 737 and admeasuring 10821.00 sq.mts. and with all related rasuka usage including inside and outside rights, interests and entitlements At-Village - Tarsadi, Opp. Piramal Glass Factory, Ta.- Mangrol, Dist.- Surat. Name of Mahendrakumar Bharatbhai Pandya & Vanitaben Mahendrabhai Pandya and Boundaries are as Follows. East - Road, West - Revenue Survey No. 679, North - Revenue Survey No. 735 & 731, South - Revenue Survey No. 679

Reserve Price Rs.4,13,53,500/- Amt. of Deposit (EMD) Rs.41,35,350/- Bid increase Amt. Rs.1,00,000/-

Property : (3) All the pieces and parcel of the constructed property bearing Plot No. 30 and admeasuring 81.72 sq.mts and with all related rasuka usage including inside and outside rights, interests and entitlements of ASTHA VILLA ROW HOUSE, Part-A, Consisting a part of Revenue Block No. 352, 367 & 369 Village - Umara, Sub-Dist.-Tal.-Olpad, Dist. -Surat. Name of Chirag Labhubhai Bagadiya and Boundaries are as Follows. East - Road, West - C.O.P., North - C.O.P., South - Road-Plot No.29.

Reserve Price Rs.9,31,000/- Amt. of Deposit (EMD) Rs. 93,100/- Bid increase Amt. Rs.10,000/-

Property : (4) All the pieces and parcel of the constructed property bearing Plot No. 31 and admeasuring 54.55 sq.mts. and with all related rasuka usage including inside and outside rights, interests and entitlements of ASTHA VILLA ROW HOUSE, Part-A, Consisting a part of Revenue Block No. 352, 367 & 369 village - Umara, Sub-Dist.-Tal.-Olpad, Dist. - Surat. Name of Chirag Labhubhai Bagadiya and Boundaries are as Follows. East - Road, West - Plot No.32, North - C.O.P., South - Road.

Reserve Price Rs.6,22,250/- Amt. of Deposit (EMD) Rs. 62,225/- Bid increase Amt. Rs.10,000/-

Property : (5) All the pieces and parcel of the constructed property bearing Plot No. 32 and admeasuring 66.43 sq.mts. and with all related rasuka usage including inside and outside rights, interests and entitlements of ASTHA VILLA ROW HOUSE, Part-A, Consisting a part of Revenue Block No. 352, 367 & 369 village - Umara, Sub-Dist.-Tal.-Olpad, Dist.-Surat. Name of Chirag Labhubhai Bagadiya and Boundaries are as Follows. East - Plot No.31, West - Plot No.33, North - C.O.P., South - Road.

Reserve Price Rs.7,60,000/- Amt. of Deposit (EMD) Rs.76,000/- Bid increase Amt. Rs.10,000/-

Property : (6) All the pieces and parcel of the constructed property bearing Plot No. 33 and admeasuring 102.22 sq.mts. and with all related rasuka usage including inside and outside rights, interests and entitlements of ASTHA VILLA ROW HOUSE, Part-A, Consisting a part of Revenue Block No. 352, 367 & 369 village - Umara, Sub-Dist.-Tal.-Olpad, Dist. -Surat. Name of Chirag Labhubhai Bagadiya and Boundaries are as Follows. East - Plot No.32, West - C.O.P., North - C.O.P., South - Road.

Reserve Price Rs.11,63,750/- Amt. of Deposit (EMD) Rs. 1,16,375/- Bid increase Amt. Rs.10,000/-

Description of Movable Property (Hypothecation-charge) : Property (1) Ramdev PVC Prop. Mr. Mahendrakumar Bharatbhai Pandya : R.P.V.C. Pipe Plant Machinery - Spring Feeder-1, Conical Double Screw Extruder-1, Mould-2, Vacuum Tank-1, Four Caterpillars Hual-off Machine-1, Planetary Cutter-1, Pipe Receiving System-1, Hites & Mixes-1, Water Cooling Machine-2, Plastic Crusher Machine-1, Plastic Grinding Machine-1, Printing Machine-2, Air Compression And Storage tanks-1, Dai set. (Fully Automatic P.V.C. Extrusion Machine) etc. with spares and accessories.

Reserve Price Rs.33,70,581/- Amt. of Deposit (EMD) Rs.3,37,058/- Bid increase Amt. Rs.10,000/-

Property (2) Ramdev PVC Pipe Prop. Mr. Vishalbhai Labhubhai Bagdia : R.P.V.C. Pipe Plant Machinery - Spring Feeder-1, Conical Double Screw Extruder-1, Mould-2, Vacuum Tank-1, Four Caterpillars Hual-off Machine-1, Planetary Cutter-1, Pipe Receiving System-1, Hites & Mixes-1, Water Cooling Machine-2, Printing Machine-2, Dai set. (Fully Automatic P.V.C. Extrusion Machine) etc. with spares and accessories.

Reserve Price Rs.33,17,486/- Amt. of Deposit (EMD) Rs.3,31,748/- Bid increase Amt. Rs.10,000/-

Property (3) Ramdev PVC Product Prop. Mr. Chirag Labhubhai Bagdia : R.P.V.C. Pipe Plant Machinery - Mould-1, Vacuum Tank-1, Planetary Cutter-1, Pipe Receiving System-1, Printing Machine-2, Dai set. (Fully Automatic P.V.C. Extrusion Machine) etc. with spares and accessories.

Reserve Price Rs.6,39,113/- Amt. of Deposit (EMD) Rs.63,911/- Bid increase Amt. Rs.5,000/-

*For terms and conditions of the sale, refer to the bank's website www.varachhabank.com and also view the sale advertisement.

(1) Inspection of Property as on Dt. 03/08/2024, time 11: 00 A.M. to 4:00 P.M. for (1) to (6) & (1) to (3) Movable Property (2) Last Date for offer submission of tender: Dt.07/08/2024, time up to 4:00 P.M. (3) 15 days Statutory Sale notice as Sarfaesi Act to the Borrower, Guarantors & Mortagagor. (4) As per income tax law if the Sale Proceeds is Rs. 50.00 lakh or more than, 1% TDS has to be deducted on the sale price by the buyer or Bidder (5) For further inquiries and tender form, one can contact Authorized Officer, Shri Shailesh L. Bhut (9377742266) at Third Floor, Recovery Department, Registered Office, Surat. (6) Date, Time & Place of Opening the tenders : Dt.09/08/2024 4:00 PM at The Varachha Co-op. Bank Ltd., R.O: 5th Floor " Sahkar Bhavan", Opp. Rushikesh Township, Near Vraj Chowk, Sarathana Jakatnaka, Surat- 395013.

Note: *Subject to National Company Law Tribunal *Any other encumbrances is not known to the bank.

Date:- 24/07/2024 Place :- Surat.

Authorized Officer, The Varachha Co.Op. Bank Ltd., Surat.

Business Standard 14

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