

APPENDIX IV-A  
[See proviso to Rule 8(6)]  
Sale Notice for sale of Immovable Property

E-Auction Sale Notice for sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002 (SARFAESI Act).

Notice is hereby given to the public in general and in particular to the Borrower (s), Co-borrowers and Guarantor (s) that the below described immovable properties mortgaged to the Secured Creditor, the physical possession of which has been taken on 26/03/2023 by the Authorised Officer of IndusInd Bank Limited. The Secured assets, will be sold on “As and where is basis”, “as is what is basis”, whatever there is basis” and “No recourse Basis” on 04/04/2024, for recovery of **Rs. 16,526,056.49 (Rupees One Crore Sixty-Five Lack Twenty-Six Thousand Fifty-Six and Forty-Nine Paisa Only)** as on 10/01/2024 together with further interest, cost & expenses etc; due to the Secured Creditor from following Borrower, Co Borrower & Guarantor. The reserve price and earnest money to be deposited is mentioned below respectively.

That Bank has fixed the reserve price and the Earnest Money Deposit (EMD) mentioned herein below, shall be deposited through IMPS/RTGS/ NEFT only in favour of “IndusInd Bank Ltd having Account No. **00073564611092, IFSC: INDB0000007**, and Branch Address: **No. 3 Village Road Nungambakkan, Chennai -600034**.

Before submitting the tender document, the successful bidder(s) shall pay a deposit of 25% of the Sale Price (less 10% amount paid along with the Bid. The purchaser needs to pay remaining 15% on sale confirmation) on the date of e-Auction or not later than the next working day. The balance amount of 75% of the Sale Price is required to be deposited within 15 days from the date of Sale Confirmation Letter as contemplated under as per SARFAESI Act.

Name of Borrower, Co Borrower, Guarantor with Address	MS. SWATI TRADING CO. (BORROWER), MR. DIPAKKUMAR DHANSUKHLAL SURATWALA, MR. NISHANT DIPAK SURATWALA, SMT. SHILABEN DIPAKKUMAR SURATWALA and SMT. SWATI NISHANT SURATWALA (CO-BORROWER) All Are Having address At:- 14 A SHOP NO 8 JAYSAGAR COMPLEX BS SUBJAIL KHATODARA SURAT- 395002  ALSO AT:-PLOT NO 27-D,28D,29D, 1ST FLOOR JASHDHAN APT, MANGALAM SOC., BHATTAR, SUNVALI, NANPURA CHORASI SURAT- 395007
Loan Account Numbers	GSS00501N, GSS00735N & GSS01177N
Reserve Price	Rs. 2,04,59,500/-(Rupees Two crore Four Lack Fifty Nine Thousand Five Hundred Only)
Earnest Money Deposit (EMD)	Rs. 2045950/-/(Rupees Twenty Lack Forty Five Thousand Nine Hundred Fifty Only)
Date & Time of E-auction	04/04/2024 11:00 AM to 12:00 PM

Sangam Tower, Jaipur Branch : IndusInd Bank Limited, 1st Floor, Sangam Tower, Jaipur - 302 001.

Regd. Office: 2401, Gen. Thimmayya Rd. (Cantoment), Pune - 411 001. India.  
Tel.: (020) 26343201 Fax: (020) 2634 3241 Visit us at [www.indusind.com](http://www.indusind.com)  
CIN : L65191PN1994PLC076333



# IndusInd Bank

Last date of submission of bids along with EMD	03/04/2024 upto 4.:00 PM
Minimum bid Increment amount	Rs. 10,000/- (Rupees Ten Thousand Only)
Date & Time of Inspection of property	22/03/2024 from 11:00 AM to 01:00 PM (with pre appointment)
E auction Website Address	<a href="https://www.bankeauctions.com">https://www.bankeauctions.com</a>
Description Of The Immovable Property/ Secured Asset	Property Bearing Land And Residential Premises Standing Thereupon 1st Floor, admeasuring area 2822 sq. fts. ie. 262,26 sq. mts ie. 313.66 Sq. yd. Along with 1/3 Undivided share in the land of "Jashdhan Appartment", Mangalam park society, Bhatar, Surat (GJ), Survey No. 152/2, T.P. Scheme No.9, Final Plot No. 183-A, Plot No. 27-D, 28D, Plot No. 29-D admeasuring area 527 Sq. yds. i.e. 440.63 sq. mts. Of Ward Majura, city Surat, own By. Dipakbhai Dhansukhlal Suratwala. East : 6.09 Mt Wide Road, South : 29-D Paikee, West : Bungalow No. 14-D, 3-B and North : 12.19 Mt Wide Road

## Terms and Conditions:-

- 1) E-auction is being held on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS" basis and will be conducted "Online".
- 2) The auction will be conducted through IndusInd Bank approved service provider M/s. C1 India Pvt. Ltd., at the web portal [www.bankeauctions.com](http://www.bankeauctions.com).
- 3) Bid Documents, Declaration, General Terms and Conditions of online auction sale are available at Secured Creditor's website i.e. <https://www.indusind.com> or website of service provider i.e. <https://www.bankeauctions.com>
- 4) To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the properties. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of properties put on auction and claims / rights / dues / affecting the property/ies, prior to submitting their bid, in this regard, the e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of IndusInd Bank.
- 5) The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact M/s. C1 India Pvt. Ltd., Plot No 68, 3<sup>rd</sup> floor, sector 44, Gurgaon, 122003 Haryana. Support No.: 7291981124, 25, 26, & Contact Sh. Vinod Chauhan- 9813887931 Support e-mail ID: [support@bankeauctions.com](mailto:support@bankeauctions.com) and for any property related query may contact the Bank Officer Mr. Ghansyam Panchariya, Ph.- 8769888989.
- 6) It may please be noted that in case of any discrepancy / inconsistency between e-auctions notices published in English and in vernacular then the contents of the notice published in English shall prevail.

**Sangam Tower, Jaipur Branch :** IndusInd Bank Limited, 1st Floor, Sangam Tower, Jaipur - 302 001.

**Regd. Office:** 2401, Gen. Thimmayya Rd. (Cantoment), Pune - 411 001. India.  
Tel.: (020) 26343201 Fax: (020) 2634 3241 Visit us at [www.indusind.com](http://www.indusind.com)  
**CIN : L65191PN1994PLC076333**



# IndusInd Bank

- 7) The Authorized Officer / Secured Creditor shall not be responsible in any way for any third party claims / rights / dues.
- 8) The sale shall be subject to rules / conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

STATUTORY 30 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002

Date: 20/02/2024

Place: Surat

Authorised Officer  
Indusind Bank Ltd



**Sangam Tower, Jaipur Branch :** IndusInd Bank Limited, 1st Floor, Sangam Tower, Jaipur - 302 001.

**Regd. Office:** 2401, Gen. Thimmayya Rd. (Cantoment), Pune - 411 001. India.  
Tel.: (020) 26343201 Fax: (020) 2634 3241 Visit us at [www.indusind.com](http://www.indusind.com)  
**CIN : L65191PN1994PLC076333**

