



राष्ट्रीय सहकारी विकास निगम
NCDC
Assisting Cooperatives. Always!
सहकारिताओं की सहायता में सदैव तत्पर

राष्ट्रीय सहकारी विकास निगम
National Cooperative Development Corporation
सहकारिता मंत्रालय, भारत सरकार के अंतर्गत एक सांविधिक संस्था
An Statutory Institution under Ministry of Cooperation, Govt. of India
क्षेत्रीय निदेशालय, गांधीनगर Regional Directorate, Gandhinagar
NCDC Regional Directorate, Sector-16, GH Road, Gandhinagar,
Behind Central Bank of India, Gujarat - 382 016
Phone No. 079-23222293

**Authorized Officer: Shri Sanjay Kumar, Regional Director, NCDC Gandhinagar,
Mob. No.9311765340, Email ID:- Ro.gandhinagar@ncdc.in**

**E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSET
UNDER SARFAESI ACT,2002 READ WITH PROVISIO TO RULE 8(6) OF
THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002**

Notice is hereby given to the public in general and in particulars to the Borrowers/ Mortgagors that the below mentioned properties mortgaged/charged to the secured creditor, symbolic possession of which have been taken by the Authorised Officer of National Cooperative Development Corporation, Secured Creditor, will be sold on 25.04.2025 on the basis of "As is where is basis, As is what is basis, Whatever there is & Without Recourse" through e-auction for recovery of dues of the secured creditor from below mentioned Borrower Organisation, Directors & Mortgagors.

Name of Borrower Organisation, Directors, & Mortgagor	Details of Secured Assets for Sale/Auction
<p>Borrower: Kaveri Vibhag Sahakari Khand Udyog Mandali Ltd, Nisha Complex, Flat No..103 Opp. Water Tank, Khergam Road Chikhli, Post box- No-25 Dist-Navsari, Gujarat-396521</p> <p>Chairman: Mr.Anand Desai Mobile- 94290 57999</p> <p>Managing Director: Mr. Rajendra Patil Mobile-90990 18999</p>	<p>1. N.A LAND SITUATED AT MOUJE SADAVEL, TALUKA CHIKHLI, DISTRICT NAVSARI BEARING BLOCK NO.137 ADMEASURING 3339 SQ MTRS.AND BOUNDED AS FOLLOWS: EAST: BLOCK NO 136 & 138 WEST: BLOCK NO 138 NORTH:BLOCK NO 136 SOUTH: BLOCK NO 138</p>
	<p>2. N.A LAND SITUATED AT MOUJE SADAVEL, TALUKA CHIKHLI, DISTRICT NAVSARI BEARING BLOCK NO.138 ADMEASURING 52812 SQ MTRS.AND BOUNDED AS FOLLOWS: EAST: BLOCK NO. 154 WEST: BLOCK NO. 137,133,135 & PUBLIC ROAD NORTH:BLOCK NO.136,114 & 117 SOUTH: BLOCK NO. 132 & 139</p>
	<p>3. N.A LAND SITUATED AT MOUJE SADAVEL, TALUKA CHIKHLI, DISTRICT NAVSARI BEARING BLOCK NO.141 ADMEASURING 29441 SQ MTRS.AND BOUNDED AS FOLLOWS: EAST: BLOCK NO. 151 WEST: BLOCK NO. 139 & 140 NORTH:BLOCK NO.154 SOUTH: BLOCK NO. 142 & 143</p>
	<p>4. N.A LAND SITUATED AT MOUJE SADAVEL, TALUKA CHIKHLI, DISTRICT NAVSARI BEARING BLOCK NO.153 ADMEASURING 35005 SQ MTRS.AND FACTORY BUILDING BEING CONSTRUCTED THEREON AND BOUNDED AS FOLLOWS: EAST: BLOCK NO. 154 WEST: BLOCK NO. 155 NORTH:BLOCK NO.155 SOUTH: BLOCK NO. 152</p>
	<p>5. N.A LAND SITUATED AT MOUJE SADAVEL, TALUKA CHIKHLI, DISTRICT NAVSARI BEARING BLOCK NO.154 ADMEASURING 102689 SQ MTRS.(as per N.A. Order admeasuring 102993 Sq.Mtrs.) AND BOUNDED AS FOLLOWS: EAST: BLOCK NO. 111, 155, 153 & 151 WEST: BLOCK NO. 114, 138 & 139 NORTH:BLOCK NO.112 SOUTH: BLOCK NO. 139 & 141</p>
	<p>6. N.A LAND SITUATED AT MOUJE SADAVEL, TALUKA CHIKHLI, DISTRICT NAVSARI BEARING BLOCK NO.155 ADMEASURING 68291 SQ MTRS. AND FACTORY BUILDING BEING CONSTRUCTED THEREON AND BOUNDED AS FOLLOWS: EAST: BLOCK NO. 154 WEST: BLOCK NO. 165 NORTH: BLOCK NO.156 SOUTH: BLOCK NO. 152</p>
	<p>7. N.A LAND SITUATED AT MOUJE SADAVEL, TALUKA CHIKHLI, DISTRICT NAVSARI BEARING BLOCK NO.156 ADMEASURING 57972 SQ MTRS. AND BOUNDED AS FOLLOWS: EAST: BLOCK NO. 111 WEST: BLOCK NO. 164 NORTH:BLOCK NO.158 SOUTH: BLOCK NO. 155</p>
Demand Notice Date & Amount	Demand Notice Date-16.08.2023 for recovery of an amount of ₹44,33,29,145 plus further interest & charges thereon. Present outstanding balance as on 12.03.2025 is 54,83,19,458.Plus further interest & charges thereon to the NCDC by Borrower.
Possession Date & Possession Type	07.12.2023(Symbolic Possession)
Reserve Price	₹59,37,85,000/- (Rupees Fifty Nine Crores Thirty Seven Lakhs Eighty Five Thousand Only)

Earnest Money Deposit (E.M.D.)	₹5,93,78,500/- (Rupees Five Crore Ninety Three Lakh Seventy Eight Thousand Five Hundred Only)
Bid Incremental Value	₹1,00,000/- (Rupees One Lakh Only)
Date & Time of E-Auction	25.04.2025 from 02.00 pm to 4.00 pm
Date & Time of Inspection	17.04.2025 from 10.00 am to 4.00 pm
Auction Sale/bidding would be conducted only through website https://sarfaesi.auctiontiger.net with unlimited extensions of 5 Minutes in each.	

TERMS & CONDITIONS

- 1) The above Secured Assets shall be sold on the basis of “As is where is, As is what is, whatever there is and without recourse” and not to be sold below the Reserve Price mentioned as above.
- 2) Before submitting quotation, for the information of said Sale/Auction, its Terms & Conditions, Bid form and procedure of submission of Bid/Offer, please contact on above address or number.
- 3) Before Submitting the Bids, Bidders should satisfy themselves from the Authorized Officers about the rights, title, interest & dues payable by them in respect of the secured assets in question and later on no objection of any kind shall be entertained in this regard.
- 4) To the best of knowledge and information of the Authorised officer, there is no encumbrance in the secured assets. However, the intending bidders should make their own independent inquiries regarding the encumbrance; title of secured assets put on E-Auction and claims/right/dues/affecting the secured assets prior to submitting their bid. The E-Auction advertisement does not constitute any commitment or any representation of National Cooperative Development Corporation.. The secured assets are being sold with all the existing and future encumbrances whether known or unknown to National Cooperative Development Corporation. The Authorised officer/Secured Creditors shall not be responsible in any way for any third party claims/rights/dues.
- 5) Applicable Stamp Duty/Additional Stamp Duty/Transfer and Registration Charges, Fees etc. have to be borne by the purchaser only.
- 6) Allstatutory/nonstatutorydues, taxes, rates, assessments, charges, fees, claimsetc. Pertaining to above secured assets will be the responsibility of the purchaser only.
- 7) **Intending Bidders may avail training for online bidding from M/s. E-Procurement Technologies Ltd./Auction Tiger, B-704, Wall Street - II, Opp. Orient Club, Nr. Gujarat College, Ellis Bridge, Ahmedabad – 380006 Gujarat (India). Contact Nos.: Mr. Praveen Kumar Thevar -9722778828 | 9265562819 | 9265562821 | 9265562818, praveen.thevar@auctiontiger.net or support@auctiontiger.net. For detailed terms and conditions of the sale, please refer to <https://sarfaesi.auctiontiger.net> or <https://www.ncdc.in>.**
- 8) **EMD and KYC should reach the undersigned on or before 22.04.2025 upto 6.00 pm.**
- 9) The Bid Price to be submitted shall be above the Reserve Price and bidders shall improve their further offers in multiples of ₹1,00,000/-(One Lakh Only).
- 10) The successful Bidder shall deposit 25% of the Bid amount (Including EMD before Bid) immediately within next working day after sale, if the successful bidder fails to pay 25% amount within the time prescribed herein above, the EMD shall be forfeited without anyNotice. After deposit of 25% and thereafter confirming the sale by the Authorised Officer, the Bidder shall have to pay remaining amount i.e. 75% of the bid amount on or before 15 days from the receipt of the acceptance/confirmation letter or within such extended period allowed by the Authorised Officer. If the remaining amount not paid within the time prescribed in the confirmation/acceptance letter, the total amount deposited would be forfeited without any notice and secured assets shall be resold.
- 11) **Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT fund transfer to credit of Account No: 32164052874, IFSC-SBIN0004298, Commercial Branch, Nehru Place, New Delhi. For inspection of the secured assets OR any information please contact to the Authorised Officer.**
- 12) The EMD amount of unsuccessful bidder will be returned on closure of the E-Auction/Sale Proceeding. The EMD amount shall not carry any Interest.
- 13) The sale certificate will be issued in the name of the purchaser(s)/applicant(s) only and will not be issued in any other name(s).
- 14) The sale shall be subject to rules/conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
- 15) In case of stay of sale or Recovery Proceedings by any superior court of Competent Jurisdiction, the auction/sale may either be postponed/cancelled in compliance of such order, without any further notice and persons participating in the auction/sales shall have no right to claim damages, compensation and cost of such postponement/cancellation etc.
- 16) No person other than intending Bidder/offerer themselves, or their duly Authorised Representative shall be allowed to participate in E-Auction/Sale proceeding. Such Authorisation Letter is required to submit along with Bid Amount.
- 17) The Borrower Organisation through its Directors & Mortgagor are also given liberty to participate in the sale so as to fetch maximum value of the property.
- 18) The sale is subject to confirmation by the Authorised Officer.
- 19) The Authorised Officer has absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the auction without assigning any reason thereof.
- 20) It shall be responsibility of the successful bidder to pay1% T.D.S. of the sale amount under Section 194(1A) of the Income Tax Act & shall submit the proof there of to Authorised officer.

Statutory Notice for 30 days Sale Notice under Rule 8(6) read with Rule 9(1) of Security Interest (Enforcement) Rules,2002.

The Borrower Organisation/ Directors/ Mortgagor are hereby notified to pay the sum as mentioned above along with upto date interest and ancillary expenses before the date of e-auction, failing which the aforesaid properties will be auctioned/sold and balance dues, if any, will be recovered with interest and cost.

SPECIAL INSTRUCTION & CAUTION

Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither National Cooperative Development Corporation nor the service provider will be responsible for any lapses/failure (internet failure, power failure etc.)on the part of the vendor in such cases. In order to ward off such contingent situation, the bidders are requested to make all the necessary arrangements/alternatives such as back –up power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

Date: 18.03.2025
Place: Gandhinagar

Sd/-
Authorised Officer
Under SARFAESIAct, 2002
National Cooperative Development Corporation