

# SVC Co-operative Bank Ltd

## Legal & Recovery Department:

Svc Tower, Jawaharlal Nehru Road, Vakola, Santacruz (East), Mumbai-400055.  
Tel No: 66999928/66999970/66999975/66999777/66999986

## Ahmedabad Regional Office

Gf Platinum Plaza, Opp Loc Petrol Pump, Judges Bungalow Road, Bodakdev Ahmedabad-380054  
Tel No. 079-26871140/42

## Public Notice for Sale

Commercial Properties For Sale On "As Is Where Is And Whatever There Is Basis".  
(Property Taken Over Under the Securitisation and Reconstruction of Financial Assets  
& Enforcement of Security Interest Act, 2002).

NAME OF THE BORROWER/MORTGAGOR		OUTSTANDING BALANCE AS ON 31.05.2025		
<b>1. M/s. Shyam Liquid Food Products (Principal Borrower)</b> Proprietor Mr. Ghanshyam Vitthalbhai Galathiya (Since deceased through his legal heirs) B/3, Charbhuj Complex, Nr. Ambalal Park, Karelibaug, Vadodara-390018  <b>2. Mr. Ghanshyam Vitthalbhai (Mortgagor/Guarantor)</b> (Since deceased through his legal heirs) <b>a)</b> Ms. Naynaben G. Galathiya (Wife) <b>b)</b> Mr. Het G. Galathiya (Son)-through his guardian 2(a) & 2(b) residing at: H. No.5, Rutu Duplex, Near Metro Hospital, Harni Road, Vadodara-390006 <b>c)</b> <b>Manjulaben V Galathiya (Mother)</b> A-303, Vrundavan Flats, Opp. Soham Bungalows, Vasna Road,Vadodara-390007  <b>3. Mr. Anand Jayantilal Rawal (Guarantor)</b> Savitri Niwas, Opp. Shital Hotel, by P.N. Old Highway, talegaon, Dabhade, Pune-410507		Rs.5,18,639.70 (Rupees Five Lakh Eighteen Thousand Six Hundred Thirty Nine and Paise seventy only) as on 31.05.2025 together with interest cost and expenses from 01.06.2025 until the date of payment.		
LOCATION AND DETAILS OF THE PROPERTY.	RESERVE PRICE	DATE & TIME OF INSPECTION	EARNEST MONEY DEPOSIT	DATE & TIME OF OPENING THE TENDER & AUCTION
All That Piece & Parcel of immovable Property bearing (Registered under Sr No.BRA-1 3478/2009) Shop No.4 admeasuring 225 Sq.Ft super built-up, Shop No.5 & 8 admeasuring 300Sq.Ft Super built-up, Shop No.6 & 7 admeasuring 300 Sq.Ft Super Built-up, Shop No.9 admeasuring 265, Sq.Ft Super Built-up all situated at Arihnat Super market, Lalbaug Railway Crossing, Manjalpur Road, Vadodara Constructed on lend braring R.C.S No.413 paiki T.P.Scheme No.18, F.P. No.17, Paiki Ward No.4, City Survey No.3310 paiki & 3311 to 3317 of vadodara Kasba, Gujarat -390011. Owned By Mr. Ghanshyam Vitthalbhai Galathiya.	28,00,000.00	14/07/2025 & 21/07/2025  11.00 a.m. to 3.00 p.m.	2,80,000.00	28/07/2025 12.30 p.m.

## TERMS & CONDITIONS

- Sale is strictly subject to the terms & conditions incorporated in this advertisement & in the prescribed Tender Form. Further details of the above mentioned properties and Tender Forms can be obtained from the Branch Office at Vadodara Branch, 1-5,shree complex, Shrenik Park cross Road, Productivity Road, Akota, Vadodara 390 020.
- Intending bidders should submit separate sealed tenders for each property in the prescribed Tender Form only. The sealed covers should be accompanied with Demand Draft/Pay Order for Rs. 1000/- each being Non-refundable Tender fee & the separate Demand Draft/Pay Order for the Earnest Money Deposit of 10% of the offer amount for movable and immovable drawn on a Scheduled Bank, favouring "SVC Co-operative Bank Limited", payable at Vadodara should be deposited in the 'Tender Box' kept in the Branch Office Vadodara Branch, 1-5,shree complex, Shrenik Park cross Road,
- Productivity Road, Akota, Vadodara 390 020 before 4.30 P.M. on or before 25.07.2025.

4. Tenders will be opened as per the schedule given above at the Branch Office at Office Vadodara Branch, 1-5, shree complex, Shrenik Park cross Road,
5. Productivity Road, Akota, Vadodara 390 020.
6. The borrowers, respective Tenderers / Guarantors / Owners of the security or their authorised representatives may remain present at the time of opening of tenders. The Authorized Officer of the Bank would have sole discretion in the manner of conduct of sale including decision with regard to inter-se bidding/negotiations amongst the bidders to realize highest sale value for the property. They are, therefore, advised to remain present themselves or through their duly authorised representative(s).
7. The successful bidder should bear the charge / fee payable for conveyance such as Stamp Duty, Registration fees, incidental expenses, T.D.S. of 1% on the property deal amount etc. as applicable. The successful bidder shall also bear all statutory dues, if any, and also all dues pending like electricity charges, water charges, and maintenance charges and for other services provided, if any. The Bank (Secured Creditor) does not undertake any responsibility to procure any permission/license etc in respect of the secured assets / immovable/movable properties offered for sale.
8. The Bank reserves its right to accept or reject any or all offers without assigning any reason and in case all the offers are rejected, either to hold negotiations with any of the tenderers/bidders or to sell the property(s) through private negotiations with any of the tenderers/bidders or other party/parties.
9. The Borrower/Guarantors/Mortgagors are hereby put to notice in terms of rule 6(2) and rule 8(6) of Security Interest (Enforcement) Rules, 2002 that the Secured / aforementioned Assets would be sold in accordance with this notice in case the amount outstanding as per the demand notice is not fully repaid.
10. The Borrower's/Guarantor's/Mortgagor's attention is invited to provisions of Sub-section (8) of Section 13 of the Act in respect of time available to redeem the secured assets.
11. It is pertinent to note that all the Six Units are inter connected / linked and the same would be sold as a single property.
12. The property is sold on "As is Where is and What ever there is Basis". The purchaser shall bear the applicable stamp duties/ additional stamp duty/ registration charges, fee etc., and also all the statutory/ non-statutory dues, taxes, rates, assessment charges, fees etc. owing to anybody.
13. Prospective bidders are advised to make their own enquires & satisfy themselves with regard to documents of title held with the bank, measurement of the property and any dues/taxes payable in respect of the scheduled properties.
14. The arrears of tax/maintenance/ electricity/ water /any other dues payable if any in respect of the schedule properties will have to be borne by the successful bidder.
15. The Authorized Officer of SVC Co-operative Bank Limited earlier known as The Shamrao Vithal Co-operative Bank Ltd., has taken over possession of the following property u/s 13(4) of the SARFAESI Act.
16. Disputes, if any, shall be within the jurisdiction of Gujarat Courts only.
17. The sale notice is also displayed on our website- <https://www.svcbank.com/notice-sale>

**Sd/-**

**Mr. Amit Kanada  
Authorised Officer & Manager  
SVC Co-operative Bank Ltd**

**Place: Vadodara  
Date: 27/05/2025**