

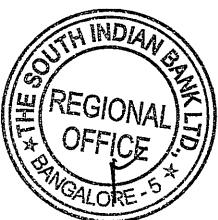
TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank (hereinafter referred as AO) had issued Demand Notice dated 19.06.2018 to the borrowers, (1) Mr. Mustafa Mohiuddin Jeelani, @ Mr. M M Jeelani, S/o Mr. Shabir Ahmed Jeelani, No. 530, 12th Cross RMV II stage, Dollars Colony, Bangalore-560094. (2) Mrs. Syeda Tallath Fathima, W/o Mr. Shabir Ahmed Jeelani, No. 530, 12th cross, RMV II stage, Dollars Colony, Bangalore-560094, under section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as 'The Act') and has taken Symbolic possession of the immovable properties described hereto in the schedule, under Section 13(4) of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on 26.09.2018

AND WHEREAS, the borrowers have failed to pay the amount in full, Notice is hereby given that the immovable property more fully described in the Schedule hereunder will be sold by way of tender cum auction on "as is where is" basis and "as is what is" condition, on the date and at the place mentioned herein below for realization of a sum of Rs. 81,45,380.69 (Rupees Eighty One Lakh Forty Five Thousand Three Hundred Eighty and paise sixty nine only) as on 08.08.2023 with further interest and costs, subject to the following terms and conditions.

SCHEDULE

Name of Property Owner	Mr. Mustafa Mohiuddin Jeelani
Description of property	All that piece and parcel of immovable property (land and building)under equitable mortgage at Site No 66 & 67, Old Sy No 37/1 Geddalahalli Village, Kasaba Hobli, Bangalore North Taluk, presently Muncipal New No.66/67 at 1st cross, Muniramappa Garden Near KEB Layout, Bangalore in Ward No 100 Sanjay Nagar (PID No 100-601-66/67) measuring about 2760 Square Feet. East-west: 60 feet and North- south: 46 feet, Boundaries: North: Site No 58 and 59, South : Road, East: Road, West: Site No 65. The property is owned by Mr. Mustafa Mohiuddin Jeelani under Sale deed No 1260/13-14 dt 05.08.2013 in SRO Gandhinagar(Ganganagar)
Reserve Price	Rs. 3,10,92,000.00 (Rupees Three Crore Ten Lakh Ninety Two Thousand Only)
Earnest Money Deposit (EMD)	Rs. 31,10,000.00 (Rupees Thirty One Lakh Ten Thousand Only)
Date and Place of Sale	21.09.2023 at 11.30 A M At The South Indian Bank Ltd., Regional Office, No.61, SIB Arcade, Wheeler Road, Cox Town, Bangalore - 560 005.



TERMS AND CONDITIONS


- 1) The properties will be sold on "as is where is" basis and "as is what is" condition and the Bank is not responsible for title, condition or any other fact affecting the property. The particulars furnished regarding the secured assets are stated to the best of information of the Bank and the Bank will not be answerable for any error, misstatement or omission.
- 2) The proposed Tenderers shall read and understand the terms and conditions mentioned in the Tender Sale Notice which is published by the Bank in its Website/ Branch R.T. Nagar, Bangalore - The South Indian Bank Ltd No,551, Ward no. 97,Ground Floor, 2nd cross, Near BDA Complex, RT Nagar, Bangalore-560032 and Bangalore Regional Office at SIB Arcade, #61, Wheeler Road, Cox Town, Bangalore - 560 005 and also visit the scheduled properties and satisfy as to its area, boundaries, ownership, title, encumbrance, statutory approvals, measurements etc. The Bank shall not entertain any dispute regarding the Tender process or the scheduled properties after participating in the sale.
- 3) Interested Tenderers shall produce a copy of any valid photo identity/ address proof. In case, the Tenderer is participating on authorization, he should produce the ID proof of himself and the Tenderer.
- 4) All amounts payable regarding the sale including EMD shall be paid by way of DD drawn/RTGS in favour of "The Authorised Officer, The South Indian Bank Ltd." payable at Bangalore or by RTGS in favour of 'The Authorised Officer', The South Indian Bank, vide a/c. no. 0655073000000021 (IFSC: SIBL0000655).
- 5) Interested Tenderers shall submit Demand Draft / RTGS Receipt for the property as the case may be for the EMD at The South Indian Bank Ltd., Bangalore Regional Office at SIB Arcade, #61, Wheeler Road, Cox Town, Bangalore - 560 005 along with the Tender in a sealed cover before 11.15 AM on 21.09.2023. The property details in brief may be mentioned on the cover for easy identification.
- 6) The Right of entry to the place of sale will be restricted to the Tenderers who have submitted the Tender letter and EMD in a sealed cover within the stipulated time or within such time as may be decided by the Authorised officer at his sole discretion.
- 7) The Authorised Officer has got right to cancel/ postpone the Auction without assigning any reason whatsoever. Further, the Authorised Officer shall have the discretion to accept, reject or return any or all the Tenders already submitted and the Bank will not entertain any claim or representation in that regard from the Tenderers.
- 8) The Sealed Tenders will be opened by the Authorised Officer on 21.09.2023 at 11.30 A.M. Any tender received quoting a price below the Reserve Price will be rejected outright.
- 9) After opening the tenders, the Tenderers who are present may be given an opportunity at the discretion of the Authorised Officer to have inter se bidding among themselves to enhance their offer price.
- 10) The Successful Tenderer should pay 25 % of the bid amount (less EMD) immediately on receipt of bid acceptance letter in his favour or not later than the next working day after the date of Tender cum Auction Sale and the balance 75% amount within 15 days of the sale, failing which the entire amount paid by the Tenderer shall be forfeited by the Authorised Officer, without any notice and the sale will be cancelled and the property will be brought to



sale again. However, in desirable cases the time may be extended at the sole discretion of the Secured Creditor.

- 11) The sale is subject to confirmation by the Authorised Officer, who shall have right to cancel the sale also notwithstanding that the successful Tenderer has remitted the 25% of Sale amount. Further, the sale is also subject to confirmation by the Secured Creditor.
- 12) On the sale being confirmed and on receipt of the entire sale proceeds by the Authorised Officer, the successful Tenderer will be issued with a Sale Certificate as per the terms and conditions of the Bank and the SARFAESI Act. The successful Tenderer should pay all the existing dues etc., to the Government/ Local Authorities including charges/ fees payable for registration of sale certificate such as registration Fees, Stamp Duty etc., as applicable as per law.
- 13) The Authorised Officer or Bank will not be held responsible for any charge, lien, encumbrance, property tax or any dues to the Government or anybody in respect of the properties under sale.
- 14) The successful Tenderer shall pay all Taxes/ Electricity/ Water/ Sewerage Charges or any other charges demanded by any authority after the acceptance of the bid, even if it pertains to previous periods.
- 15) The Successful Tenderer shall, at his cost, get the Electricity/ Water/ Sewerage connection etc. and any other common services transferred in his name.
- 16) The Authorised Officer has obtained EC/ search report from and it contains no encumbrance.
- 17) Sale would be subject to the outcome of results in OS No. 26061/2023; OS No. 26062/2023 and OS No. 26063/2023 filed by respective tenants of the units, which cases are pending before IV Addl. City Civil & Sessions Judge, Bengaluru(CCH-21, Mayo Hall Unit), as such the cases so filed by the tenants are not as per jurisdiction hence outside the purview of the Civil Courts. Further the cases so filed are contrary to the provisions law and various pronouncements of the Hon'ble Apex Court. The Bank has filed its objections to the IAs in the first stage and further bank on its part will ensure that the said cases are dismissed at the earliest.
- 18) For any further information and for inspection of property, the intended Tenderers may contact the Authorised Officer 9916097340 or The South Indian Bank Ltd., Branch R.T. Nagar, Bangalore 9496821031 / 9900931599/ 9740866232 during working hours.

For The South Indian Bank Ltd.


Authorised Officer

**AUTHORISED OFFICER
(CHIEF MANAGER)**

Date: 09.08.2023

Place: BANGALORE

