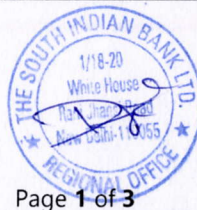


TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank (hereinafter referred as AO) had issued Demand Notice vide ref no RO/DEL/LEG/SAR/020/18-19 dated 23/07/2018 to the borrower (1) Mr. **Rajinder Kumar Beri** son of Jagdish Raj (2) Mr. **Surinder Kumar** son of Jagdish Raj (3) Mrs. **Savita** wife of Rajinder Kumar Beri and (4) Mrs. **Kavita** wife of Surinder Kumar all resident of 417-A, Gali No-6, Krishna Nagar, Jaura Phatak, Amritsar – 143001 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 **PHYSICAL POSSESSION** of the immovable property, more fully described in the schedule hereunder under Section 13(4) of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on **04/03/2020**.

AND WHEREAS, the Borrower/Guarantor 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. 25,25,742.49** (Rupees Twenty Five Lakhs Twenty Five Thousand Seven Hundred and Forty Two and Paise Forty Nine Only) as on **25/10/2020** with further interest and costs, subject to the following terms and conditions: -

| | |
|-----------------------------|--|
| Name of Property Owner | Mr. Rajinder Kumar Beri |
| Description of property | All that part and parcel of property admeasuring 106.2 Sq. Yards, comprised in Khasra number 3886/1873/1 min, Khata Khatauni number 1043/1679, Hadbast number 372 of Jamabandi for the year 2012-2013 along with the building all constructions/improvements made thereon, in the name of Mr. Rajinder Kumar Beri more particularly described under Sale Deed No. 9330 dated 17/11/2004 of Sub Registrar Amritsar-II bounded on North by property of Kehar Singh, South by remaining part of plot as per sale deed, East by property of Gurbachan Singh, and West by Gali. |
| Reserve Price | Rs. 20,10,000.00 (Rupees Twenty Lakhs Ten Thousand Only) |
| Earnest Money Deposit (EMD) | Rs. 2,01,000.00 (Rupees Two lakhs one Thousand Only) |
| Date and Place of Sale | 05/12/2020 The South Indian Bank Ltd, Amritsar Branch, Plot No : 26, Ground Floor, Kennedy Avenue, Court Road, Amritsar, Punjab - 143 001 |



TERMS AND CONDITIONS

1. The property 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 asset is 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 (www.southindianbank.com) / The South Indian Bank Ltd, **Amritsar Branch**, Plot No : 26, Ground Floor, Kennedy Avenue, Court Road, Amritsar, Punjab - 143 001 and **New Delhi Regional Office** at 1/18-20, 2nd Floor, White House, Rani Jhansi Road, New Delhi-110055 and also visit the scheduled property 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 property 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 in favour of "The Authorised Officer, The South Indian Bank Ltd." payable at New Delhi or by RTGS / NEFT to account number "0117073000004456" in the name of "Authorised Officer under SARFAESI Act" (IFS Code SIBL0000117) with Karol Bagh Branch.
5. Interested Tenderer's shall submit Demand Draft / RTGS receipt for the EMD at **The South Indian Bank Ltd, Amritsar Branch** Plot No: 26, Ground Floor, Kennedy Avenue, Court Road, Amritsar, Punjab - 143 001 along with the Tender in a sealed cover before **11:30 AM on 05/12/2020**.
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 **05/12/2020 at 12:00 noon**. 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 **25.00 %** 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 75.00 % 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 25.00 % 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 search report regarding the property from 01/04/1997 to 09/12/2015 & 01/01/2018 to 29/06/2020 and it contains no encumbrance except that in favour of The South Indian Bank Ltd. Please be informed that bank had filed an OA in the account with number 337/2019 at DRT – I Chandigarh and the same has been ordered allowing bank to recover Rs. 18,90,757.00 as on 22/08/2019 and interest @ 12.80% w.e.f. 17/12/2018 and costs from sale of mortgaged property.
17. For any **further information** and for inspection of property, the intended Tenderers may contact the Authorised Officer at New Delhi Regional Office at 1/18-20, 2nd Floor, White House, Rani Jhansi Road, New Delhi 110055 or The **Branch Manager**, (Mr. **Parminder Singh**, Ph **91 78750 90906**) at Amritsar Branch, Plot No: 26, Ground Floor, Kennedy Avenue, Court Road, Amritsar, Punjab - 143 001 during working hours.
18. This may be treated as notice to the Borrower/ Co-Obligant/ Guarantor informing them that the property will be sold if the entire amount due to the Bank being of **Rs. 25,25,742.49** (Rupees Twenty Five Lakhs Twenty Five Thousand Seven Hundred and Forty Two and Paise Forty Nine Only) as on **25/10/2020** with future interest and other costs and charges is not remitted on or before the date fixed for sale.

Date : 26/10/2020
Place : Amritsar



For The South Indian Bank Ltd.
Authorised Officer

**AUTHORISED OFFICER
(ASST GENERAL MANAGER)**

