

RO-DEL/CRD/SAR/48/2022-23

Date: 28-02-2023

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank had issued, Demand Notices dated 11-02-2019 to Borrower(s) (1) Mr. Dharminder Singh S/o. Joginder Singh H.No.191/B, Street No.9 Near Dhuri Lane Kartar Nagar Ludhiana-141003 (2) Mrs. Tanveer Kaur W/o. Mr. Dharminder Singh H.No.191/B, Street No.9 Near Dhuri Lane Kartar Nagar Ludhiana-141003 and Guarantor(s) Mr. Joginder Singh H.No.191/B, Street No.9 Near Dhuri Lane Kartar Nagar Ludhiana - 141003 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, 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 7th day of June 2019.

AND WHEREAS, the borrower/ guarantor have failed to pay the amount, Notice is hereby given that the immovable properties 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. 1,07,94,930.91 (Rupees One Crore Seven Lakhs Ninety Four Thousand Nine Hundred Thirty and Paise Ninety One Only) as on 27/02/2023 with regard to Housing Loan facility in the a/c of Mr. Dharminder Singh and Ms. Tanveer Kaur with Branch: Ludhiana of the bank, [with further interest, penal interest and costs,] subject to the following terms and conditions: -

Name of Property Owner	Mr. Dharminder Singh
Description of property	All that piece and parcel of property admeasuring 333 Sq.Yards bearing municipal No.B-XXXV-343-C along with building constructed thereon, comprised in Khasara No.153, 148, Khata No.342/423, 350/431, as per Jamabandi for the year 2006-07, situated at Sunet, locality known as Guru Amardass Nagar, Ludhiana owned by Mr. Dharminder Singh more particularly described under Transfer of Ownership Deed bearing no. 12035 dated 20.01.2017 of SRO Ludhiana and bounded on North by: Gurdev Singh, South by: Baljinder Singh, East by: Shamsher Singh and West by: Street.
Reserve Price	Rs. 1,08,70,434.00/- (Rupees One Crore Eight Lakhs Seventy Thousand Four Hundred Thirty Four only)
Earnest Money Deposit (EMD)	Rs. 10,87,434/- (Rupees Ten Lakhs Eighty Seven Thousand Four Hundred Thirty Four only)
Date and Place of Sale	06/04/2023 at 12:30 PM The South Indian Bank Ltd, Ludhiana Branch Do.No.218, Om Shanti Complex, Industrial Area-A, Millerganj, Cheema Chowk, Ludhiana-141003

TERMS AND CONDITIONS

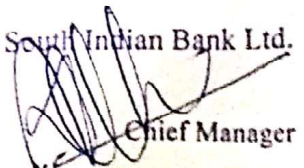
- 1) The property will be sold on "as is where is" basis and "as is what is" condition and the Bank is not responsible for title, condition or any other fact affecting the property. The particulars furnished regarding the secured asset is stated to the best of information of the Bank and the Bank will not be answerable for any error, misstatement or omission.

For The South Indian Bank Ltd.


Chief Manager

- 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:Ludhiana** at DO.NO.218, OM SHANTI COMPLEX, INDUSTRIAL AREA-A, CHEEMA CHOWK, LUDHIANA, MILLERGANJ P.O., LUDHIANA DISTRICT, PUNJAB-141003 and **Regional Office-Delhi** at Plot No. 21&21/1, 3rd Floor, Near Karol Bagh Metro Station, Opposite Metro Pillar No. 98, Pusa Road, Karol Bagh, New Delhi-110005 and also visit the scheduled property and satisfy as to its area, boundaries etc. ownership, title, encumbrances, 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 Tenderers shall submit Demand Draft/ RTGS Receipt as the case may be for the EMD at DO.NO.218, OM SHANTI COMPLEX, INDUSTRIAL AREA-A, CHEEMA CHOWK, LUDHIANA, MILLERGANJ P.O., LUDHIANA DISTRICT, PUNJAB-141003 along with the Tender in a sealed cover before 12:00 Noon on 06-04-2023.
- 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 06-04-2023 at 12:30 PM. 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 of 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 Authorised Officer.
- 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.

For The South Indian Bank Ltd.


Chief Manager

- 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 regarding the property from 21-12-2018 to 26-12-2022 and it contains no encumbrance. There is no encumbrance over the property to the knowledge of the Bank.
- 17) For any further information and for inspection of property, the intended Tenderers may contact the Authorised Officer or The South Indian Bank Ltd., Branch **Ludhiana** during working hours or may contact Recovery Officer at the South Indian Bank Ltd, Regional Office, Delhi.

Date: 28/02/2023**Place: Ludhiana**

For The South Indian Bank Ltd.

AUTHORISED OFFICER Chief Manager
(CHIEF-MANAGER)

CC to

1.	Mr. Dharminder Singh S/o. Joginder Singh H.No.191/B, Street No.9 Near Dhuri Lane Kartar Nagar Ludhiana-141003
2.	Mrs. Tanveer Kaur W/o. Mr. Dharminder Singh H.No.191/B, Street No.9 Near Dhuri Lane Kartar Nagar Ludhiana-141003
3.	Mr. Joginder Singh H.No.191/B, Street No.9 Near Dhuri Lane Kartar Nagar Ludhiana - 141003
4.	Branch Ludhiana