

The South Indian Bank Ltd, Regional Office - Delhi at 3rd floor, Plot No. 21, 21/1, Pusa Road, Karol Bagh, New Delhi Pin code: 110005
Phone No: 011-42331664, 45128661, 7982865660 Email: qc1008@sib.co.in; ro1008@sib.co.in

RO- DEL/CRD/SAR/22/2023-24
Date: 18.10.2023
(BY REGISTERED POST WITH AD)
TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank (hereinafter referred as AO) had issued, Demand Notices dated 26-07-2019 to Borrower(s)/Guarantor(s) **[1] Mrs. Gurinder Kaur** W/o Jasmeet Singh Proprietrix of M/s. Hansika Impex residing at DK – 4, Royal View, Premium RVP, Omaxe Royal Residency, Ludhiana - 142022, **Also at** SCO-4, 2nd Floor, Gian Rarewala Market, Link Road, Ludhiana, Punjab 141 002 **Also at** 2177, Phase 2 Dugri, Urban estate, Dugri Road, Model Town, Ludhiana, Punjab 141 002 **[2] Mr. Jasmeet Singh** S/o Uttam Singh residing at DK – 4, Royal View, Premium RVP, Omaxe Royal Residency, Ludhiana - 142022, **Also at** 2177, Phase 2 Dugri, Urban Estate, Dugri Road, Model Town, Ludhiana, Punjab 141 002 **[3] Late Mr. Tirlok Chand**, now represented by Legal Heirs **[3a] Mr. Manoj Kumar Juneja** S/o Late Sh. Tirlok Chand R/o H.No. 465, Phase-1, Urban Estate, Dugri, Basant Avenue, Ludhiana, Punjab – 141013 & **[3b] Ms. Veena Grover** D/o Late Sh. Tirlok Chand R/o H.No. 36/91, Vikas Nagar, Near Pakhowal Road, Jawwadi, Ludhiana, Punjab - 141012 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 possession of the immovable properties Item No. 1 & Item No. 2, 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 09.06.2023 and 13.07.2023 respectively.

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, "as is what is" and "Whatever there is" condition (with respect to the lie, nature and physical status of the secured asset/s), on the date and at the place mentioned herein below for realization of a sum of **Rs. 1,61,35,021.72 (Rupees One Crore Sixty One Lacs Thirty Five Thousand Twenty One Rupees and Seventy Two Paise Only)** as on 17.10.2023, in the Account: **M/s. Hansika Impex with Branch: Ludhiana** of the bank with further interest, penal interest and costs, subject to the following terms and conditions: -

SCHEDULE (Item No.1)

Name of Property Owner	Mrs. Gurinder Kaur
Description of property	All that part and parcel of property admeasuring 205.00 Sq. yards comprised in Kasra No 3531/258, 3532/258, 6161/259/1, 6161/259/3/1, 259/2, 6161/259/2 Khata no 1408/1926 as per

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	Jamabandi for the year 2010-11 along with building bearing number MC No B-XXII-2724/2, situated at Gill no 1, locality known as "Chet Singh Nagar", Gill Road, Taluk & District Ludhiana Punjab State, owned by Mrs. Gurinder Kaur more particularly described under Transfer Deed No. 6467 dated 10/11/2015 of SRO Ludhiana bounded on North by Other Owner, South by Street, East by Neighbour and West by Neighbour.
Reserve Price	Rs. 46,80,000 (Rupees Forty Six Lakhs Eighty Thousand Only)
Earnest Money Deposit (EMD)	Rs. 4,68,000 (Rupees Four Lakhs Sixty Eight Thousand Only) shall be paid on or before 11:00 AM on 06.11.2023 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.
Date and Place of Sale	06.11.2023 at 11:30 AM at The South Indian Bank Ltd , Ludhiana Branch, Do.No.218, Om Shanti Complex, Industrial Area-A, Millerganj, Cheema Chowk, Ludhiana-141003

SCHEDULE (Item No.2)

Name of Property Owner	Late Mr. Tirlok Chand [now deceased and represented by legal heirs]
Description of property	All that part and parcel of property admeasuring 84-1/3 Sq yards comprised in Kasra No 685/93, Khata no 585/631 as per Jamabandi for the year 1968-69 (Khata no 873/943 as per Jamabandi for the year 2013-14) along with building bearing number MC No B-XVIII-3536/7, situated at taraf Burrah, locality known as Near Ghandhi Colony, Model Gram, Ludhiana, Taluk & District Ludhiana Punjab State, owned by Late Mr. Tirlok Chand more particularly described under Transfer Deed No. 3378 dated 09/07/1974 of SRO Ludhiana bounded on North by Mohinder Kaur, South by Seller, East by Road 20' Wide and West by Manjit Kaur.
Reserve Price	Rs. 32,40,000 (Rupees Thirty Two Lakhs Forty Thousand Only)
Earnest Money Deposit (EMD)	Rs. 3,24,000 (Rupees Three Lacs Twenty Four Thousand Only) shall be paid on or before 12:00 PM on 06.11.2023 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.
Date and Place of Sale	06.11.2023 at 12:30 PM at The South Indian Bank Ltd , Ludhiana Branch, Do.No.218, Om Shanti Complex, Industrial Area-A, Millerganj, Cheema Chowk, Ludhiana-141003



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TERMS AND CONDITIONS

- 1) The property will be sold on “as is where is” basis, “as is what is” and “Whatever there is” condition (with respect to the lie, nature and physical status of the secured asset/s) 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/
Branch: Ludhiana at Do.No.218, Om Shanti Complex, Industrial Area-A, Millerganj, Cheema Chowk, Ludhiana-141003 **Regional Office - Delhi** at 3rd Floor, Plot No 21 & 21/1, Near Karol Bagh Metro Station, Pusa Road, Karol Bagh, New Delhi – 110 005 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 The South Indian Bank Ltd. Ludhiana Branch, Do.No.218, Om Shanti Complex, Industrial Area-A, Millerganj, Cheema Chowk, Ludhiana-141003 along with the Tender in a sealed cover on 11.09.2023 before 11:00 AM with respect to Item No. 1 property and before 12:00 PM with respect to Item No. 2 property.
- 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 11.09.2023 at 11:30 AM and 12:30 PM respectively for Item No. 1 & Item No. 2. 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.

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- 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.
- 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 Item No. 1 property from 31-01-2018 to 22-07-2023 and it contains no encumbrance. Further, The Authorised Officer has obtained EC/ search report regarding Item No. 2 property from 18-02-2018 to 22-07-2023 and it contains no encumbrance.
- 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** Contact No: 9489771757 during working hours or may contact **The South Indian Bank Ltd.**, Regional Office – Delhi **Contact No: 7982865660**.

Date: 18.10.2023

Place: Ludhiana

For The South Indian Bank Ltd.


**AUTHORISED OFFICER
(CHIEF MANAGER)**