

Regional Office-Delhi

The South Indian Bank Ltd, Regional Office-Delhi, Plot No. 21&21/1, 3rd Floor, Near Karol Bagh Metro Station, Opposite Metro Pillar No. 98, Pusa Road, Karol Bagh, New Delhi-110005, Phone:011 4233 1664/011 4512 8661, Email:ro1008@sib.co.in

DEL/CRD/SAR/42/2022-23**Date: 03-01-2023****TENDER CUM AUCTION SALE NOTICE**

WHEREAS the Authorised Officer of the Bank had issued demand notice dated 13.06.2022 to (1) M/s Chanson Motors Private Limited, Block A-11-12, Keshopur Industrial Area, Near Vikaspuri, New Delhi-110018, the borrower and (2) Mr. Harjeet Singh Chandhok, (3) Mrs. Daljeet Kaur (4) Mrs. Gurleen Kaur Bindra, (5) Mr. Ravinder Singh Chandhok, (6) M/s Pind Punjabi Hotels Rajpura Pvt Ltd (7) M/s Chanson Conveyance Solutions Pvt Ltd, addressee no. 2 & 3 at A-31, 3rd Floor, Meera Bagh, Paschim Vihar, New Delhi-110087, addressee no.4 at B2B-1, Floor-2, Near Check Post, Janakpuri, New Delhi-110058, addressee no.5 to 7 at A39, Ganesh Nagar, Tilak Nagar, New Delhi-110018 and demand notice dated 19-07-2022 to (1) Mrs. Daljeet Kaur and Mr. Harjeet Singh Chandhok the borrowers, 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 20-10-2022. Thereafter as per orders of Honble Tis Hazari Courts, Delhi in CIS No. 1531/2022 in The South Indian Bank Ltd Vs Chanson Motors Pvt Ltd and Ors the Physical possession was taken on 26/12/2022.

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.17,05,82,726.86 (Rupees Seventeen Crore Five Lakh Eighty Two Thousand Seven Hundred Twenty Six and Paise Eighty Six Only) i.e.

- (i) A sum of Rs.16,27,04,835.05 (Rupees Sixteen Crore Twenty Seven Lakh Four Thousand Eight Hundred Thirty Five and Paise Five Only) with regard to CCBD facility in the A/c M/s Chanson Motors Private Limited [A/c No. 0434083000000016].
- (ii) A sum of Rs.78,77,891.81 (Rupees Seventy Eight Lakh Seventy Seven Thousand Eight Hundred Ninety One and Paise Eighty One Only) with regard to Housing Loan facility in the A/c Daljeet Kaur & Mr. Harjeet Singh Chandhok [A/c No - 0434655000000070],



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as on 02-01-2023 with the Mayur Vihar Branch of the Bank along with further interest, penal interest and costs, subject to the following terms and conditions: -

Name of Property Owner	Mrs. Daljeet Kaur
Description of property	<p>All that piece and parcel of entire third floor (in ground plus three storey building) having a built up area of about 2700 Sq.Ft i.e. 250.84 Sq Mtrs with top mezzanine room along with roof/ terrace rights and 1/4th Undivided land Share in Property bearing No.31 admeasuring 400 Sq. Yards ie 334.45 Sq Mtrs situated in Block –A situated in the layout plan of Janta Co-operative House Building Society Ltd, colony known as Meera Bagh, Paschim Vihar, New Delhi within North Delhi Municipal Corporation along with right to use common facilities, amenities, easementary rights and all other constructions, improvements, easementary rights situated in North West Delhi District and owned by Mrs. Daljeet Kaur more fully described in Sale Deed No. 2320/2009 dated 23-06-2009 of Sub Registrar of Assurances-IIA Punjabi Bagh-New Delhi and bounded on</p> <p>North : Property No.12 East : Property No.30 South : 45 Ft Wide Road West : Property No.32</p>
Reserve Price	Rs:4,19,00,000.00(Rupees Four Crore Nineteen Lakh only)
Earnest Money Deposit (EMD)	Rs:41,90,000.00(Rupees Forty One Lakh Ninety Thousand only)
Date and Place of Sale	<p>07/02/2023 12:00 PM</p> <p>The South Indian Bank Ltd, Delhi Regional Office Delhi Plot No 20 & 21/1, Near Karol Bagh Metro Station, Opposite to Metro Pillar no 98, Pusa Road, Karol Bagh, New Delhi - 110 005</p>



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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/ **Branch: Mayur Vihar-New Delhi** at D 29, Ground Floor, Acharya Niketan Market, Near Kukreja Hospital, Mayur Vihar Phase 1, East Delhi, DELHI-110091 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 through RTGS to Account No:011707300004456 held by “AUTHORISED OFFICER UNDER SARFAESI ACT” in The South Indian Bank Ltd, Branch-Karol Bagh (IFSC Code: SIBL0000117)
- 5) Interested Tenderers shall submit Demand Draft/ RTGS Receipt as the case may be for the EMD at **The South Indian Bank Ltd, Delhi Regional Office at Plot No 20 & 21/1, Near Karol Bagh Metro Station, Opposite to Metro Pillar no 98, Pusa Road, Karol Bagh, New Delhi - 110 005** along with the Tender in a sealed cover before **11:30 AM on 07/02/2023.**
- 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.



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- 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.
The Sealed Tenders will be opened by the Authorised Officer on **07/02/2023 at 12:00 PM**. Any tender received quoting a price below the Reserve Price will be rejected outright.
- 8) 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.
- 9) The Successful Tenderer should pay 25 % of the bid amount (less EMD) immediately on receipt of bid acceptance letter 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.
- 10) 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.
- 11) 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.
- 12) 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.
- 13) 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.
- 14) The Successful Tenderer shall, at his cost, get the Electricity/ Water/ Sewerage connection etc. and any other common services transferred in his name.
- 15) The Authorised Officer has obtained EC/ search report regarding the property from 27-09-2018 to 17-05-2022 and it contains no encumbrance.



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16) For any further information and for inspection of property, the intended Tenderers may contact the **Authorised Officer** or The South Indian Bank Ltd., Branch **Mayur Vihar-New Delhi** during working hours or may contact Branch Manager (Ankush Mahajan-9000855360) at the South Indian Bank Ltd Mayur Vihar Branch.

For The South Indian Bank Ltd.



Authorised Officer

AUTHORISED OFFICER

(CHIEF MANAGER)

Date:03-01-2023

Place: New Delhi