

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank had issued Demand Notice **RO/DEL/LEG/SAR/31/18-19** dated **01/09/2018** to (1) **M/s. Asian Books Private Limited**, a Private Limited Company with its Registered Office at Municipal No. 4536/XII, Plot No.7/28, Part II of Vardan House, Mahavir Lane, Ansari Road, Daryaganj, New Delhi 110 002 and Guarantor (2) **Mr. Kamal Jagasia** Son of Megha Raj residing at B-27, Swami Nagar, New Delhi 110 017 also at: W-54, IInd Floor, Greater Kailash-II, Greater Kailash, New Delhi 100 048 and (3) **Mr. Avinash Jagasia** son of Kamal Jagasia residing at B-27, Swami Nagar, New Delhi 110017 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 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 **06/04/2019**.

AND WHEREAS, the Borrower/ Co-Obligant/ 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", "as is what is", and " whatever there is" basis on the date and at the place mentioned herein below for realization of a sum of **Rs. 6,12,07,497.57 (Rupees Six Crores Twelve Lakhs Seven Thousand Four Hundred and Ninety Seven and Paise Fifty Seven Only)** as on **19/08/2022** with further interest and costs, subject to the following terms and conditions: -

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| Name of Property Owner | M/s. Asian Books Private Limited |
| Description of property | All that part and parcel of lower ground floor admeasuring approximately 3908.74 Sq Ft & entire Basement admeasuring approximately 3750 Sq Ft out of Municipal No.4536/11, Plot No.7/28, Part II of "Vardhan House", Mahavir Street, Ansari Road, Darya Ganj Delhi – 110 002 in the name of M/s. Asian Books Private Limited more particularly described under Sale Deed No. 510/1995 dated 19/01/1995 [No.A/LGF], Sale Deed No. 595/1995 dated 23/01/1995 [No.B/LGF], Sale Deed No.2560/1995 dated 24/03/1995 [No.C/LGF], Sale Deed No.4369/1995 dated 30/04/1995 [No.D/LGF], Sale Deed No.1659/1997 dated 18/03/1997 [No.E/LGF], Sale Deed No.2798/2005 dated 11/04/2005 [Entire Basement] respectively of SRO Delhi bounded by – Property No.8 at North, Old City Wall at East, Road at South and Other property at West. |
| Reserve Price | Rs.3,16,80,000.00 (Rupees Three Crores Sixteen Lakhs Eighty Thousand Only) |
| Earnest Money Deposit (EMD) | Rs.31,68,000.00 (Rupees Thirty One Lakhs Sixty Eight Thousand Only) |
| Date and Place of Sale | 07/09/2022 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 |

TERMS AND CONDITIONS

- 1) The property will be sold on "as is where is", "as is what is", and "whatever there is" basis 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) and **New 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** and **Connaught Place Branch at 22 Regal Building Connaught Place New Delhi 110001** 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 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 PM** on **07/09/2022**.
- 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 **07/09/2022** 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 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 EC/ search report regarding the property from the year **01/01/1977 to 13/11/2019** and it contains **NO ENCUMBRANCE**.
- 17) For any further information and for inspection of property, the intended Tenderers may contact the **Authorised Officer** at New 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 or The **Branch Manager, (Mr. Dino Davis +91- 9961 523409)** The South Indian Bank Ltd., Connaught Place Branch at 22 Regal Building Connaught Place New Delhi 110 001 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 **Rs. 6,12,07,497.57 (Rupees Six Crores Twelve Lakhs Seven Thousand Four Hundred and Ninety Seven and Paisa Fifty Seven Only)** as on **19/08/2022** and with further interest, costs and charges is not remitted on or before the date fixed for sale.

Date : 20/08/2022

Place : New Delhi

For The South Indian Bank Ltd.

(CHIEF MANAGER)

AUTHORISED OFFICER

