

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank (hereinafter referred as AO) had issued Demand Notice Ref. RO/DEL/LEG/SAR/051/18-19 dated 16/02/2019 to 1) Mr. **Surender Tuteja** son of Pursottam Lal Tuteja, Proprietor of M/s. **Sri Ram Enterprises** with office address at Shop No.7, HBC Market, Sector 31, Gurgaon-122001, Also at : House No.1497, Housing Board Colony, Sector 31, Gurgaon- 122001, and (2) the Guarantor **Mrs. Neetu Tuteja** wife of Surender Tuteja residing at House No.1497, Housing Board Colony, Sector 31, Gurgaon- 122001 (3) **Mrs. Kiran Bala** Wife of Late Shri Kulwant Mehta, House No.28, 4 Marla Colony, Gurgaon- 122001 (4) **Mrs. Madhu Bala** wife of Late Ishwar Chand, 94/4, 4 Marla Colony, Gurgaon- 122001 and (5) Mr. **Umesh Kumar Ahuja**, Legal Heir of Late Ishwar Chand, 94/4, Marla Colony, Gurgaon-122001 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 20/07/2022.

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. 48,52,955.70 (Rupees Forty Eight Lakhs Fifty Two Thousand Nine Hundred And Fifty Five And Paise Seventy Only) as on 04/08/2022 with further interest and costs, subject to the following terms and conditions: -

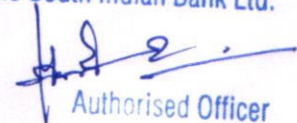
Name of Property Owner	Mr. Surender Tuteja
Description of property	All that part and parcel of Commercial property admeasuring 12.7 Sq Yards along with shop No. 533/61/18 comprised in Khasra No. 1040/1/17 Min. situated at Om Nagar (now known as Raj Nagar) within th revenue estate of Village Gurgaon, Tehsil and District Gurgaon along with all constructions/improvements made thereon, in the name of Mr. Surender Tuteja more particularly described under Sale Deed No. 9709 dated 05.11.1999 of SRO Gurgaon bounded on – North by House of Mr. Narender Kumar Sudan, South by Road, East by Mrs. Raj Bala and West by shop of Mr. Narender Kumar Sudan.
Reserve Price	Rs. 7,17,000.00 (Rupees Seven Lakhs Seventeen Thousand Only)
Earnest Money Deposit (EMD)	Rs. 71,700.00 (Rupees Seventy One Thousand Seven Hundred Only)
Date and Place of Sale	12/09/2022 The South Indian Bank Ltd, Delhi Regional Office, 3rd Floor, Plot No 21 & 21/1, Near Karol Bagh Metro Station, Pusa Road, Karol Bagh, New Delhi – 110 005

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) and **Delhi Regional Office at 3rd Floor, Plot No 21 & 21/1, Near Karol Bagh Metro Station, Pusa Road, Karol Bagh, New Delhi – 110 005** and **Gurgaon-Sector 31 Branch at SCO 97, Sector 31, Gurgaon, Haryana - 122001** 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 3rd Floor, Plot No 21 & 21/1, Near Karol Bagh Metro Station, Pusa Road, Karol Bagh, New Delhi – 110 005** along with the Tender in a sealed cover before **11:30 AM** on **12/09/2022**.
- 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 Authorized Officer on **12/09/2022** 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 search report regarding the property from 01/05/2016 to 20/07/2021 and it contains **NO ENCUMBRANCE**.
- 17) For any further information and for inspection of property, the intended Tenderers may contact the **Authorised Officer** at Delhi Regional Office at 3rd Floor, Plot No 21 & 21/1, Near Karol Bagh Metro Station, Pusa Road, Karol Bagh, New Delhi – 110 005 or **Branch Manager, (Mr. Shivam Aggarwal, Ph 91 9717937118)** Gurgaon-Sector 31 Branch at SCO 97, Sector 31, Gurgaon, Haryana – 122001 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. 48,52,955.70 (Rupees Forty Eight Lakhs Fifty Two Thousand Nine Hundred And Fifty Five And Paise Seventy Only) as on 04/08/2022 in the account of **M/s. Sri Ram Enterprises** and other costs and charges is not remitted on or before the date fixed for sale.

For The South Indian Bank Ltd.



Authorised Officer
(CHIEF MANAGER)
AUTHORISED OFFICER

Date : 05/08/2022

Place : Delhi

