

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/016/2021-22 dated 15/06/2021 to (1) Mr. Bhodutt Sharma S/o Nathi Lal Sharma Proprietor of **M/s. Super Tools Enterprises**, AO 203, Amrit Steel Compound, South Side, G T Road, UPSIDC Industrial Area, Ghaziabad, Uttar Pradesh 201 009 also at Flat no 05, GF, Krishna Vihar Apartments, Pocket '1', Block 'E', Sector 11, Pratap Vihar Colony, Ghaziabad 201 009 also at B-13, Sector 11, Vijay Nagar, Ghaziabad, Uttar Pradesh 201 009 (2) **Ms. Raj Bala** W/o Bhodutt Sharma residing at Flat no 05, GF, Krishna Vihar Apartments, Pocket '1', Block 'E', Sector 11, Pratap Vihar Colony, Ghaziabad 201 009; 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 property as per details given hereunder, 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 23/09/2021.

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. 1,66,32,770.61/- (Rupees One Crore Sixty Six Lakhs Thirty Two Thousand Seven Hundred Seventy And Paise Sixty One Only) in the account of M/s. Super Tools Enterprises as on 05/03/2023 with further interest and costs, subject to the following terms and conditions: -

Name of Property Owner	Mr. Bhodutt Sharma	
Description of property ITEM # 1 :	All that Part and Parcel of Leasehold Industrial Plot no A0/203 admeasuring 250.00 Square Metre with double Storeyed Factory Building constructed upon it situated within Industrial Area at South Side of GT Road within Pargana / Tehsil Ghaziabad, District Ghaziabad, Uttar Pradesh along with all other constructions, Improvements, Easmentry Rights existing and appurtenant thereon owned by Mr. Bhodutt Sharma Son of NathiLal Sharma more particularly described under Lease Deed No. 2865 dated 21/06/2010 at SRO Ghaziabad bounded on North by 12 Metres wide road, South by Plot no A0-278, East by Plot no A0-202 and West by Plot no A0-204.	
Reserve Price	Rs. 1,04,00,000/- (Rupees One Crore Four Lakhs Only)	
Earnest Money Deposit (EMD)	Rs. 10,40,000/- (Rupees Ten Lakhs Forty Thousand Only)	



Description of property ITEM # 2 :	All that Part and Parcel of Freehold Ground Floor Residential Flat bearing no 05 admeasuring 69.68 Square metre (750 Square feet) situated within Krishna Vihar Apartment, Pocket '1', Block 'E', Sector – 11, Pratap Vihar, Ghaziabad, Uttar Pradesh along with all constructions, Improvements, Easmentry Rights existing and appurtenant thereon owned by Mr. Bhoodutt Sharma Son of NathiLal Sharma (Addressee no 1) & Ms. Raj Bala wife of Bhoodutt Sharma (Addressee no. 2) more particularly described under Sale Deed No. 6302 dated 20/12/2007 at SRO Ghaziabad bounded on North by Open Space, South by Parking, East by Property no 3 and West by Flat no 6.	
	Reserve Price	Rs. 33,82,000/- (Rupees Thirty Three Lakhs Eighty Two Thousand Only)
	Earnest Money Deposit (EMD)	Rs. 3,38,200/- (Rupees Three Lakhs Thirty Eight Thousand Only)
Date and Place of Sale	14/04/2023 at 12:00 Noon THE SOUTH INDIAN BANK LTD, DELHI REGIONAL OFFICE, 3rd Floor, Plot No 21 & 21/1, Near Karol Bagh Metro Station, Opp. 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” 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 **Branch Ghaziabad** at 79, Kalkagarhi Chowk, Ameddkar Road, Ghaziabad, Ghaziabad, Uttar Pradesh - 201001 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 14/04/2023**.
- 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 Authorized Officer on **14/04/2023 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 in his favor or not later than the next working day of the date of Tender Cum Auction Sale 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 Authorized 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 25.00 % 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



- 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 Item No:1 from 01/01/2016 to 26/02/2023 and for Item No:2 01/01/2016 to 28/02/2023, and it contains **NO ENCUMBRANCE**.
- 17) For any further information and for inspection of property, the intended Tenderers may contact the **Authorized Officer** or **Recovery Officer** at Delhi Regional Office at 3rd Floor, Plot No 21 & 21/1, Near Karol Bagh Metro Station, Opp. Metro Pillar No. 98, Pusa Road, Karol Bagh, New Delhi – 110 005 or **Branch Ghaziabad** at 79, Kalkagarhi Chowk, Amedkar Road, Ghaziabad, Ghaziabad, Uttar Pradesh - 201001 during working hours.

Date : 06/03/2023

Place : Delhi



For The South Indian Bank Ltd.

Authorised Officer
AUTHORISED OFFICER
(CHIEF MANAGER)