



Regional Office – Delhi

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, Email: ro1008@sib.co.in

RO-DEL/CRD/SAR/20/2023-24

Date: 29-09-2023

(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 19-11-2022 to Borrowers **(1) M/s Alternative Learning Systems Limited**, 1st and 2nd Floor, Aggarwal Auto Mall, Shalimar Place, District Centre, Shalimar Bagh, New Delhi – 110088 Also at B 19, ALS House, Commercial Complex, Mukherjee Nagar, New Delhi – 110009 and guarantors: **(2) Renju Jojo Mathew**, E-32, E Block, Ashok Vihar, Phase – 1 North West, New Delhi – 110052 **(3) Jojo Thayil Mathew**, E-32, E Block, Ashok Vihar, Phase – 1 North West, New Delhi – 110052 **(4) Preeti Sharma**, H. No. 38-D, Arjun Apartment, Vikaspuri, Delhi – 110018, **(5) Shashank Atom**, H. No. 38-D, Arjun Apartment, Vikaspuri, Delhi – 110018 **(6) Manoj Kumar Singh**, 206 SFS Flat, Dr. Mukharjee Nagar, Delhi - 110001 **(7) Manish Kumar Gautam**, D-187, Ashok Vihar, Phase – 1, New Delhi – 110052 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 01-06-2023.

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. 20,50,69,594.91/- (Rupees Twenty Crores Fifty Lakhs Sixty Nine Thousand Five Hundred Ninety Four and Paise Ninety One Only) as on 28-09-2023, in the Account: **M/s Alternative Learning Systems Limited** with Branch: Karol Bagh 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	M/s Alternative Learning Systems Limited
Description of property	All that piece and parcel of commercial Unit bearing No. 101, on 1st Floor, 'Aggarwal Auto Mall' without roof /terrace rights, having a built-up area admeasuring 10650.00 Sq. ft. or 989.32 Sq. Mtrs., a part of freehold commercial building, built on Plot No. Site-II, District Centre at Shalimar Place , Shalimar Bagh Delhi measuring 6654.00 Sq. Mtrs. along with

The South Indian Bank Ltd, REGD OFFICE, 'SIB HOUSE', TB Road, Mission Quarters, Thrissur-680 001
Tel No: (0487) 2420020 E-mail: sibcorporate@sib.co.in Website: www.southindianbank.com
Corporate Identity Number: L65191KL1929PLC001017



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, Email: ro1008@sib.co.in

	proportionate rights of land attached thereto along with all their ownership rights, titles, interest or liens, easements, privileges and appurtenances therein and owned by M/s Alternative Learning Systems Limited morefully described in Sale Deed no 4220/2014 dated 22-04-2014 and registered on 24-04-2014 of Sub-Registrar VI A New Delhi/Delhi and bounded on North: Open Below South: Open Below East: Other Unit, Part- II/Entry West: Open Below
Reserve Price	Rs. 13,50,00,000/- (Rupees Thirteen Crores Fifty Lacs Only).
Earnest Money Deposit (EMD)	Rs. 1,35,00,000/- (Rupees One Crore Thirty Five Lakhs Only) shall be paid on or before 17.10.2023 by 11:00 AM 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	17.10.2023 at 11:30 AM at 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.

SCHEDULE (Item No.2)

Name of Property Owner	Jojo Thayil Mathew & Ms. Renju Jojo Mathew
Description of property	All that piece and parcel of commercial Unit bearing No. 201, on 2nd Floor, 'Aggarwal Auto Mall' without roof /terrace rights, having a built-up area admeasuring 10650.00 Sq. ft. or 989.32 Sq. Mtrs., a part of freehold commercial building, built on Plot No. Site-II, District Centre at Shalimar Place, Shalimar Bagh Delhi measuring 6654.00 Sq. Mtrs. along with proportionate rights of land attached thereto along with all their ownership rights, titles, interest or liens, easements, privileges and appurtenances therein and owned by Jojo Thayil Mathew & Ms. Renju Jojo Mathew morefully described in Sale Deed no 11118/2014 dated 9-10-2014 and registered on 10-10-2014 of Sub-Registrar VI A New Delhi/Delhi and bounded on North: Open Below South: Open Below East: Other Unit, Part- II/Entry West: Open Below





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Reserve Price	Rs. 12,00,00,000/- (Rupees Twelve Crores Only).
Earnest Money Deposit (EMD)	Rs. 1,20,00,000/- (Rupees One Crore Twenty Lakhs Only) shall be paid on or before 17.10.2023 by 11:00 AM 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	17.10.2023 at 11:30 AM at 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.

SCHEDULE (Item No.3)

Name of Property Owner	Manoj Kumar Singh
Description of property	All that piece and parcel of commercial Unit bearing No. 102, on 1st Floor, 'Aggarwal Auto Mall' without roof /terrace rights, having a built-up area admeasuring 10650.00 Sq. ft. or 989.32 Sq. Mtrs., a part of freehold commercial building, built on Plot No. Site-II, District Centre at Shalimar Place, Shalimar Bagh Delhi measuring 6654.00 Sq. Mtrs. along with proportionate rights of land attached thereto along with all their ownership rights, titles, interest or liens, easements, privileges and appurtenances therein and owned by Manoj Kumar Singh morefully described in Sale Deed no 6731/2014 dated 19-06-2014 and registered on 20-06-2014 of Sub-Registrar VI A New Delhi/Delhi and bounded on North: Open Below South: Open Below East: Open Below West: Other Unit, Part – I
Reserve Price	Rs. 13,50,00,000/- (Rupees Thirteen Crores Fifty Lacs Only).
Earnest Money Deposit (EMD)	Rs. 1,35,00,000/- (Rupees One Crore Thirty Five Lakhs Only) shall be paid on or before 17.10.2023 by 11:00 AM 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	17.10.2023 at 11:30 AM at 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.

SCHEDULE (Item No.4)

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Tel No: (0487) 2420020 E-mail: sibcorporate@sib.co.in Website: www.southindianbank.com
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Name of Property Owner	Shashank Atom & Preeti Sharma
Description of property	All that piece and parcel of commercial Unit bearing No. 202, on 2nd Floor, 'Aggarwal Auto Mall' without roof /terrace rights, having a built-up area admeasuring 10650.00 Sq. ft. or 989.32 Sq. Mtrs., a part of freehold commercial building, built on Plot No. Site-II, District Centre at Shalimar Place, Shalimar Bagh Delhi measuring 6654.00 Sq. Mtrs. along with proportionate rights of land attached thereto along with all their ownership rights, titles, interest or liens, easements, privileges and appurtenances therein and owned by Shashank Atom & Preeti Sharma morefully described in Sale Deed no 14296/2016 dated 28-10-2016 of Sub-Registrar VI A New Delhi/Delhi and bounded on North: Open Below South: Open Below East: Open Below West: Unit No. 201
Reserve Price	Rs. 12,00,00,000/- (Rupees Twelve Crores Only).
Earnest Money Deposit (EMD)	Rs. 1,20,00,000/- (Rupees One Crore Twenty Lakhs Only) shall be paid on or before 17.10.2023 by 11:00 AM, 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	17.10.2023 at 11:30 AM at 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.

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: Karol Bagh – New Delhi at Ward No.18, Pusa Road, Opp. City Hospital, Metro Pillar No.95, Karol Bagh P.O., Delhi-110005 **Regional Office Delhi** at 3rd Floor, Plot No 21 & 21/1, Near Karol Bagh Metro Station, Pusa Road, Karol Bagh, New Delhi – 110005 and also visit the scheduled property and satisfy as to its area,



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- 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. Regional Office - Delhi at 3rd floor, Plot No. 21, 21/1, Pusa Road, Karol Bagh, New Delhi Pin code: 110005 along with the Tender in a sealed cover before 11:00 AM on 17.10.2023.
 - 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 Authorised Officer on 17.10.2023 at 11:30 AM. 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 % 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



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- 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 properties as follows:
Item No. 1 from 01-01-2017 to 23-06-2023 and it contains no encumbrance.
Item No. 2 from 01-01-2017 to 23-06-2023 and it contains no encumbrance.
Item No. 3 from 01-01-2017 to 23-06-2023 and it contains no encumbrance.
Item No. 4 from 01-01-2017 to 23-06-2023 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 **Karol Bagh** Contact No: 9830925192 or Recovery Officer Contact No. 7309655552, during working hours or may contact at **The South Indian Bank Ltd.**, Regional Office, Delhi, **Contact No:** 011-42331664,45128661

For The South Indian Bank Ltd.



Authorised Officer

**AUTHORISED OFFICER
(CHIEF MANAGER)**

Date: 29-09-2023

Place: Delhi

