

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank (hereinafter referred as AO) had issued Demand Notice dated 09.01.2023 calling upon the borrower **Ms Arunasch Jhonathan** and Guarantor **Mrs Reena Massey**, both residing at No. 713, Pocket 5, Mayur Vihar Phase - 1, East Delhi, Delhi, 110091, to repay the amount as mentioned in the notice being Rs.49,81,793.49 (Rupees Forty Nine Lakh Eighty One Thousand Seven Hundred and Ninety Three and Forty Nine paise only) as on 08.01.2023 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 described hereto in the schedule, under Section 13(4) of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on **09.08.2023**.

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. 41,40,188.00 (Rupees Forty One Lakh Forty Thousand One Hundred Eighty Eight Only)** as on **21.11.2023**.

SCHEDULE

Name of Property Owner	Mrs Reena Massey
Description of property	All that part and parcel of immovable property situated at DDA LIG Flat No. 713, Ground Floor, with plinth area of 80 Sq Mtrs, along with right to use common amenities, facilities, easementary rights existing appurtenant thereon situate in DDA Residential Area, Pocket - V, Mayur Vihar-I, East Delhi. Bounded on North - Flat No.706, South - Road, East - Road, West - Flat 712. Owned by Mrs Reena Massey.
Reserve Price	Rs. 65,00,000.00 (Rupees Sixty Five Lakh Only)
Earnest Money Deposit (EMD)	Rs. 6,50,000.00 (Rupees Six Lakh Fifty Thousand Only)
Date and Place of Sale	18.12.2023 at 12:30 PM The South Indian Bank Ltd., Regional Office - Delhi, Plot No. 21, 21/1, 3 rd Floor, Pusa Road, Karol Bagh, New Delhi - 110005. Contact : 011-42331664 /45128661 or 9878697030; E-mail : qc1008@sib.co.in

TERMS AND CONDITIONS

- 1) The properties 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 assets are 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/ Branches at D 29, Ground Floor, Acharya Niketan Market, Near Kukreja Hospital, Mayur Vihar Phase - 1, East Delhi, Delhi - 110091 and Delhi Regional Office at Plot No. 21,21/1, 3rd Floor, Pusa Road, Karol Bagh, New Delhi - 110005 and also visit the scheduled properties and satisfy as to its area, boundaries, ownership, title, encumbrance, statutory approvals, measurements etc. The Bank shall not entertain any dispute regarding the Tender process or the scheduled properties 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/RTGS in favour of "The Authorised Officer, The South Indian Bank Ltd." payable at Delhi or by RTGS in favour of **'The Authorised Officer' vide a/c. no. 0117073000004456 (IFSC- SIBL0000117)**.
- 5) Interested Tenderers shall submit Demand Draft / RTGS Receipt for the respective Item of properties as the case may be for the EMD at The South Indian Bank Ltd., Regional Office - Delhi, Plot No. 21,21/1, 3rd Floor, Pusa Road, Karol Bagh, New Delhi - 110005, along with the Tender in a sealed cover **on or before 5:00 PM on 16.12.2023**. The property details in brief may be mentioned on the cover for easy identification.
- 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 **18.12.2023 at 12:15 PM**. 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 after 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 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% 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 from 01.01.2018 to 01.09.2023 and there is Nil 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.(011-42331664 /45128661 or 9878697030 during working hours.

Date: 21.11.2023
Place: New Delhi

For The South Indian Bank Ltd.

Authorised Officer

**AUTHORISED OFFICER
(CHIEF MANAGER)**

