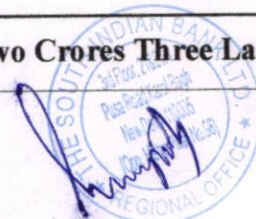


TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank (hereinafter referred as AO) had issued Demand Notice Ref. RO/DEL/LEG/SAR/013/2021-22 dated 13/05/2021 to 1) M/s. Katbro Corporation Private Limited, B-179, 2nd Floor, Shivalik, Near Malviya Nagar, NCT of Delhi 110017 Also at C-9, EPIP, Kasna Site V Greater Noida Gautam Budh Nagar Uttar Pradesh – 201310 Also at 295, First Floor, Sainik Vihar Pitampura South West Delhi NCT of Delhi 110034 2) Mr. Kunal Kataria S/o Chandra Bhan Kataria, Flat no 531, 3rd floor, Tower 'Five', Golf Vista Apartment, Plot no GH-01, Sector-Alpha 2, Greater Noida, Uttar Pradesh-201308. (Director / Guarantor) 3) Mr. Chandra Bhan Kataria S/o Mahabir Prasad Saini, Flat no 531, 3rd floor, Tower 'Five', Golf Vista Apartment, Plot no GH-01, Sector-Alpha 2, Greater Noida, Uttar Pradesh-201308. (Director / Guarantor) 4) Ms. Suman Kataria W/o Chandra Bhan Kataria, Flat no 531, 3rd floor, Tower 'Five', Golf Vista Apartment, Plot no GH-01, Sector-Alpha 2, Greater Noida, Uttar Pradesh-201308 (Guarantor) 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/ies 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 24/09/2021.

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. 9,87,58,325.67/- (Rupees Nine Crore Eighty Seven Lakhs Fifty Eight Thousand Three Hundred And Twenty Five And Paise Sixty Seven Only) in the account of M/s. Katbro Corporation Private Limited, as on 13/11/2022 with further interest and costs, subject to the following terms and conditions: -

| | |
|--------------------------------------|---|
| Name of Property Owner | M/s. Katbro Corporation Private Limited |
| Description of property ITEM – 1: | All that part and parcel of Leasehold Industrial Land bearing Plot number D-132 admeasuring 999 Square Metre along with building of total covered area of about 90 Square Metre along with all construction, improvements, Easmentry Rights existing and appurtenant thereon situated within UPSIDC Industrial Area, EPIP, Site V, Greater NOIDA, Gautam Budh Nagar, Uttar Pradesh and owned by M/s. Katbro Corporation Private Limited , morefully described in Sale Deed no 15786 dated 23/07/2015 of Sub Registrar Office – Sadar, Gautam Budh Nagar and bounded on North by Plot no D-133, South by Plot no. D-131, East by 18 Mtrs. Road , West by Plot no D-122. |
| Reserve Price | Rs. 2,03,00,000/- (Rupees Two Crores Three Lakhs Only) |



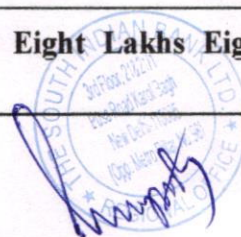
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| Earnest Money Deposit (EMD) | Rs. 20,30,000/- (Rupees Twenty Lakhs Thirty Thousand Only) |
| Date and Place of Sale | 20/12/2022 at 12:00 Noon THE SOUTH INDIAN BANK LTD, DELHI REGIONAL OFFICE, 3rd Floor, Plot No 21 & 21/1, Near Karol Bagh Metro Station, Pusa Road, Karol Bagh, New Delhi – 110 005 |

| | |
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| Name of Property Owner | M/s. Katbro Corporation Private Limited |
| Description of property ITEM – 2: | All that part and parcel of Leasehold Industrial Land bearing Plot number C-9 admeasuring 2272 Square metre, with building of total covered area of about 279 Square Metre along with all construction, improvements, Easmenty Rights existing and appurtenant thereon situated within UPSIDC Industrial Area, EPIP, Greater NOIDA, Gautama Budh Nagar, Uttar Pradesh and owned by M/s. Katbro Corporation Private Limited (Addressee No.1), morefully described in Sale Deed no 788 dated 12/01/2015 of Sub Registrar Office – Sadar, Gautam Budh Nagar & Lease deed No 1877 dt 15/01/2015 and bounded on North – East by Plot no C-2, South-West by 18 metre Road, South - East by Plot no C-10 , North-West by Plot no C-8. |
| Reserve Price | Rs. 7,02,00,000/- (Rupees Seven Crores Two Lakhs Only) |
| Earnest Money Deposit (EMD) | Rs. 70,20,000/- (Rupees Seventy Lakhs Twenty Thousand Only) |
| Date and Place of Sale | 20/12/2022 at 12:00 Noon 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 |



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|--------------------------------------|--|
| Name of Property Owner | Ms. Suman Kataria |
| Description of property ITEM – 3: | All that part and parcel of Residential flat no. 701 on 7 th floor in Tower no 1, admeasuring 1950 sq ft or super area 181.19 Square Metre in Unitech Heights situated in plot no. GH-05, Sector - CHI - 03, Greater NOIDA, Gautam Budh District, Uttar Pradesh along with all construction, improvements, Easmentry Rights existing and appurtenant thereon and owned by Ms. Suman Kataria , morefully described in Tripartite Sub Lease Deed no 19027 dated 07/10/2011 and registered on 10/10/2011 at Sub Registrar Office – Sadar, Gautam Budh Nagar and bounded on North by Mall under Construction, South by Entrance, East by Open , West by Other Tower. |
| Reserve Price | Rs. 63,86,000/- (Rupees Sixty Three Lakhs Eighty Six Thousand Only) |
| Earnest Money Deposit (EMD) | Rs. 6,38,600/- (Rupees Six Lakhs Thirty Eight Thousand Six Hundred Only) |
| Date and Place of Sale | 20/12/2022 at 12:00 Noon 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 |

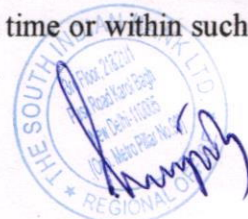
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|--------------------------------------|---|
| Name of Property Owner | Mrs. Suman Kataria and Mr. Chandra Bhan Kataria |
| Description of property ITEM – 4: | All that part and parcel of leasehold Residential Flat no. 531 without roof rights on 3 rd Floor in Tower no. 5, super area admeasuring 1987 Square Feet (184.66 Square Metre) within "Golf Vista Apartments" situated in Plot no. GH-01, Sector - Alpha-II, Greater NOIDA, Gautam Budh District, Uttar Pradesh along with all construction, improvements, Easmentry Rights existing and appurtenant thereon and owned by Mrs. Suman Kataria and Mr. Chandra Bhan Kataria morefully described in Tripartite Sub Lease Deed no 14190 dated 02/05/2014 and registered on 02/05/2014 at Sub Registrar Office – Sadar, Gautam Budh Nagar and bounded on North by Entrance, South by Other Flat, East by Road and West Open. |
| Reserve Price | Rs. 78,18,000/- (Rupees Seventy Eight Lakhs Eighteen Thousand Only) |



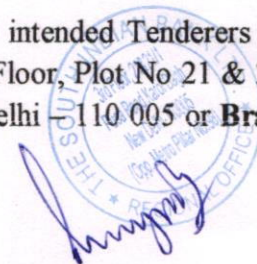
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| Earnest Money Deposit (EMD) | Rs. 7,81,800/- (Rupees Seven Lakhs Eighty One Thousand and Eight Hundred Only) |
| Date and Place of Sale | 20/12/2022 at 12:00 Noon THE SOUTH INDIAN BANK LTD, DELHI REGIONAL OFFICE, 3rd Floor, Plot No 21 & 21/1, Near 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 Karol Bagh Branch Ward no.18, Pusa Road, Opp. City Hospital, Metro Pillar no.95, Karol Bagh PO., Delhi District, Delhi-110005** 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 20/12/2022.**
- 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.

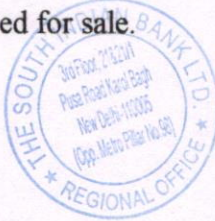


- 7) The Authorised Officer has got right to cancel/ postpone the Auction without assigning any reason whatsoever. Further, the Authorised Officer shall have the discretion to accept, reject or return any or all the Tenders already submitted and the Bank will not entertain any claim or representation in that regard from the Tenderers.
- 8) The Sealed Tenders will be opened by the Authorized Officer on **20/12/2022 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 mentioned herein above as Item No.1 from 04/08/2016 to 20/09/2022 and for Item No. 2, 3 & 4 from 10/09/2018 to 20/09/2022 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, Karol Bagh Branch at Ward no.18, Pusa Road, Opp. City Hospital, Metro Pillar no.95, Karol Bagh PO., Delhi District, Delhi-110005 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 of **Rs. 9,87,58,325.67/- (Rupees Nine Crore Eighty Seven Lakhs Fifty Eight Thousand Three Hundred And Twenty Five And Paise Sixty Seven Only)** in the account of **M/s. Katbro Corporation Private Limited** as on 13.11.2022 and other costs and charges is not remitted on or before the date fixed for sale.



Date : 14/11/2022

Place : Delhi

For The South Indian Bank Ltd.



Authorised Officer

(CHIEF MANAGER)

AUTHORISED OFFICER