

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/070/2019-20 dated 17/01/2020 to (1) **M/s. Flora Exports** represented by its Partners with office at Door no 236/2A, Industrial Area – A, Ludhiana - 141 003, (2) **Mr. Parveen Sood** S/o Chaman Lal Sood Partner of M/s. Flora Exports residing at Door no 39, 2nd Floor, Kirti Nagar, New Delhi - 110 015, (3) **Mr. Gaurav Sood** S/o Ashwani Kumar Sood Partner of M/s. Flora Exports residing at Door no 20-B, Kitchlu Nagar, Hambaran Road, Ludhiana – 141 001, (4) **Mr. Chaman Lal Sood** S/o Salig Ram Sood Partner of M/s. Flora Exports residing at Door no 20-B, Kitchlu Nagar, Hambaran Road, Ludhiana – 141 001, (5) **Mr. Nishi Sood** W/o Parveen Sood Partner, M/s. Flora Exports residing at Door no 39, 2nd Floor, Kirti Nagar, New Delhi - 110 015 and (6) **Mr. Ashwani Sood** S/O Chaman Lal Sood residing at Door No A-141, Prashant Vihar New Delhi - 110 085 also at Door 16A, Khukhrain Apartments, Sector 13, Rohini Sector 7, North West Delhi, Delhi – 110 085 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 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 04/02/2022.

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. 21,97,04,835.11 (Rupees Twenty One Crore Ninety Seven Lakhs Four Thousand Eight Hundred And Thirty Five And Paise Eleven Only) in the account of M/s. Flora Exports as on 23.02.2021 with further interest and costs, subject to the following terms and conditions: -

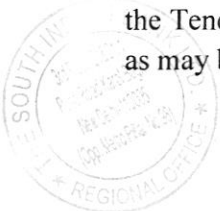
Name of Property Owner	Mr. Parveen Sood & Mrs. Nishi Sood
Description of property	All that part and parcel of freehold industrial property admeasuring 1600 Sq Ft (148.70 Sq metre) along with Industrial built up shed admeasuring 1200.00 Sq Ft (111.47 Sq Metres) bearing number no C-6, situated at Rohtak Road Industrial Complex, DSIDC, Nangloi Village, West District - Delhi 110041 jointly owned by Mr. Parveen Sood & Mrs. Nishi Sood more particularly described under Conveyance Deed No. 200 dated 25/01/2012 registered on 02/02/2012 with SRO IV, Seelampur, New Delhi bounded on North by Shed C7, South by Shed 05, East by Road and West by Back Lane.
Reserve Price	Rs. 3,28,00,000/- (Rupees Three Crores Twenty Eight Lakhs Only)



Earnest Money Deposit (EMD)	Rs. 32,80,000/- (Rupees Thirty Two Lakhs Eighty Thousand Only)
Date and Place of Sale	21/07/2022 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 Do.No.218, Om Shanti Complex, Industrial Area-A, Millerganj, Cheema Chowk, Ludhiana-141003 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 21/07/2022.
- 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 **21/07/2022 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 01/01/2018 to 10/06/2022 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. Krishna Chandran CK , Ph 91 9489771757)** The South Indian Bank Ltd.,



Do.No.218, Om Shanti Complex, Industrial Area-A, Millerganj, Cheema Chowk, Ludhiana, Ludhiana-141003 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. 21,97,04,835.11 (Rupees Twenty One Crore Ninety Seven Lakhs Four Thousand Eight Hundred And Thirty Five And Paise Eleven Only)** in the account of **M/s. Flora Exports** as on 23.02.2021 and other costs and charges is not remitted on or before the date fixed for sale.

For The South Indian Bank Ltd.


Chief Manager
Regional Office, Delhi

**(CHIEF MANAGER)
AUTHORISED OFFICER**

Date : 16/06/2022

Place : Delhi

