

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank (hereinafter referred as AO) had issued Demand Notice RO/DEL/LEG/SAR/036/2019-20 dated 26/07/2019 to the borrower (1) **Mrs. Gurinder Kaur** W/o Jasmeet Singh Proprietrix of M/s. Hansika Impex residing at SCO-4, 2nd Floor, Gian Rarewala Market, Link Road, Ludhiana, Punjab 141 002 Also at 2177, Phase 2 Dugri, Urban estate, Dugri Road, Model Town, Ludhiana, Punjab 141 002 (2) **Mr. Jasmeet Singh** S/o Uttam Singh residing at 2177, Phase 2 Dugri, Urban Estate, Dugri Road, Model Town, Ludhiana, Punjab 141 002 (3) **Mr. Tirlok Chand** S/o Barkat Ram residing at House no 3536/7, Near Gandhi Colony, Model Gram, Ludhiana, Punjab – 141 002 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, 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 **11/02/2020**.

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. 1,33,05,261.98 (Rupees One Crore Thirty Three Lakh Five Thousand Two Hundred And Sixty One And Paise Ninety Eight Only)** as on **14/06/2022** with further interest and costs, subject to the following terms and conditions: -

Sl. No.	Name of Property Owner	Description of property	Reserve Price (Rs.) & Earnest Money Deposit (EMD)
1.	Mrs. Gurinder Kaur	All that part and parcel of property admeasuring 205.00 Sq. yards comprised in Kasra No 3531/258, 3532/258, 6161/259/1, 6161/259/3/1, 259/2, 6161/259/2 Khata no 1408/1926 as per Jamabandi for the year 2010-11 along with building bearing number MC No B-XXII-2724/2, situated at Gill no 1, locality known as "Chet Singh Nagar", Gill Road, Taluk & District Ludhiana Punjab State, owned by Mrs. Gurinder Kaur more particularly described under Transfer Deed No. 6467 dated 10/11/2015 of SRO Ludhiana bounded on North by Other Owner, South by Street, East by Neighbour and West by Neighbour.	70,22,480.00
			7,02,248.00



2.	Mr. Tirlok Chand	All that part and parcel of property admeasuring 84-1/3 Sq yards comprised in Kasra No 685/93, Khata no 585/631 as per Jamabandi for the year 1968-69 (Khata no 873/943 as per Jamabandi for the year 2013-14) along with building bearing number MC No B-XVIII-3536/7 , situated at taraf Burrah, locality known as Near Gandhi Colony, Model Gram, Ludhiana, Taluk & District Ludhiana Punjab State, owned by Mr. Tirlok Chand more particularly described under Transfer Deed No. 3378 dated 09/07/1974 of SRO Ludhiana bounded on North by Mohinder Kaur, South by Seller, East by Road 20' Wide and West by Manjit Kaur.	46,96,016.00
			4,69,602.00

Date and Place of Sale	22/07/2022 The South Indian Bank Ltd, Ludhiana Branch Do.No.218, Om Shanti Complex, Industrial Area-A, Millerganj, Cheema Chowk, Ludhiana-141003
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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 Bhag Branch.
- 5) Interested Tenderers shall submit Demand Draft / RTGS receipt for the EMD at **The South Indian Bank Ltd, Ludhiana Branch at Do.No.218, Om Shanti Complex, Industrial Area-A, Millerganj, Cheema Chowk, Ludhiana-141003** along with the Tender in a sealed cover before **11:30 AM** on **22/07/2022**.
- 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 Authorised Officer on **22/07/2022** 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/s regarding the both the properties from 06/03/2019 to 29/10/2021 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 **(Mr. Krishna Chandran C K – Ph 94897 71757)** at 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. 1,33,05,261.98 (Rupees One Crore Thirty Three Lakh Five Thousand Two Hundred And Sixty One And Paise Ninety Eight Only)** as on **14/06/2022** and other costs and charges is not remitted on or before the date fixed for sale.

Date : 15/06/2022

Place : New Delhi

For The South Indian Bank Ltd.

Authorised Officer

AUTHORISED OFFICER

