

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/089/2021-22 dated 28/02/2022 to **1) Mr. Amit Gupta, Prop : M/s. Amarnath Vishwanath**, WZ/54, GF Village Khayala, New Delhi – 110018 Also at : B-1/214, GF, Paschim Vihar, New Delhi 110 063 **2) Mr. Vikas Agarwal**, 323, Bhera Enclave, Paschim Vihar, New Delhi 110 087 **3) Ms. Chhavi Agarwal**, 323, Bhera Enclave, Paschim Vihar, New Delhi 110 087 **4) Ms. Lathika Rani**, B-1/214, GF, Paschim Vihar, New Delhi 110 063 **5) Mr. Parveen Kumar Gupta**, B-1/214, GF, Paschim Vihar, New Delhi 110 063; 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 26/07/2022.

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. 9,39,53,050.66/- (Rupees Nine Crore Thirty Nine Lakhs Fifty Three Thousand And Fifty And Paise Sixty Six Only) in the account of M/s. Amarnath Vishwanath as on 03/03/2023 with further interest and costs, subject to the following terms and conditions: -

Name of Property Owner	Mr. Vikas Agarwal
Description of property	All that Part and Parcel of Freehold industrial property admeasuring 2 Bhiga 20 Biswa (2555 Sq yard) along with building thereon having a total plinth area of about 27720 Sq ft, other constructions, improvements, Easmentry Rights existing and appurtenant thereon situated within Khasra no 92/24/2 (1-14) & 92/25/2 (1-6) within village Mundka, Mundka Udyog Vihar (South), Industrial Area, Mundka Najafgarh Zone, Delhi 110 041 owned by Vikas Agarwal son of Surya Kanwal Agarwal more particularly described under sale deed no. 676 dated 31/01/2007 & under sale deed no. 677 dated 31/01/2007 both registered with SRO –II Delhi and bounded on North by Other Property, South by Other Property, East by 35’ Wide Road and West by 35’ Wide Road.
Reserve Price	Rs. 6,66,00,000/- (Rupees Six Crores Sixty Six Lakhs Only)
Earnest Money Deposit (EMD)	Rs. 66,60,000/- (Rupees Sixty Six Lakhs Sixty Thousand Only)
Date and Place of Sale	24/03/2023 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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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 **Branch Paschim Vihar** at 14/476, Sunder Vihar, Paschim Vihar, New Delhi -110087 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 24/03/2023**.
- 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 Authorized Officer on **24/03/2023 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 30/07/2022 and it contains **NO ENCUMBRANCE**.
- 17) For any further information and for inspection of property, the intended Tenderers may contact the **Authorised Officer or Recovery 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, Branch Paschim Vihar** at 14/476, Sunder Vihar, Paschim Vihar, New Delih -110087 during working hours.

For The South Indian Bank Ltd.



Authorised Officer

**(CHIEF MANAGER)
AUTHORISED OFFICER**

Date : 04/03/2023

Place : Delhi

