



SAR 23

THE SOUTH INDIAN BANK LTD.
REGIONAL OFFICE: Delhi

The South Indian Bank Ltd, Regional Office-Delhi, Plot No. 21&21/1, 3rd Floor, Near Karol Bagh Metro Station, Opposite Metro Pillar No. 98, Pusa Road, Karol Bagh, New Delhi-110005, Phone:011 4233 1664/011 4512 8661 , Email:ro1008@sib.co.in

DEL/CRD/SAR/49/2022-23

Date: 02/03/2023

(BY REGISTERED POST WITH AD)
TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank (hereinafter referred as AO) had issued, Demand Notices dated 06-11-2021 to Borrower(s)/Guarantor(s) (1) Mr. **Balwinder Singh Bernard**, Village Shahpur Udhopur, Udhopur PO, Jalandhar, Punjab 144020 Also at M37, New Palam Vihar, Phase 1, Gurgouan, Haryana -122017 Also at Village Seham, Nakodar Tehsil Jalandhar, Punjab - 144040 (2) **Ms. Promila Browne**, Village Shahpur Udhopur, Udhopur PO, Jalandhar, Punjab 144020 Also at Village Seham, Nakodar Tehsil Jalandhar Dist, Punjab 144040 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 properties, 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, Notice is hereby given that the immovable properties more fully described in the Schedule hereunder will be sold by way of Tender Cum Auction on "As is where is", "As is what is", and "Whatever there is" (with respect to the lie, nature and physical status of the secured asset/s), on the date and at the place mentioned herein below for realization of a sum of **Rs.16,75,380.46(Rupees Sixteen Lakh Seventy Five Thousand Three Hundred Eighty and Paise Forty Six Only)** as on **01-03-2023**, in the Account: Balwinder Singh Bernard with Branch: Phagwara of the bank with further interest, penal interest and costs, subject to the following terms and conditions: -

SCHEDULE (Item No.1)

Name of Property Owner	Mr. Balwinder Singh Bernard
Description of property	All that Part and Parcel of Freehold Residential Property admeasuring 07 Marlas 166 Square feet equaling to 2070 Square Feet portion of Plot no 10 & 11 forming part of Khewat Number 15, Khatauni number 17, Khasra no 13//3, 13//7, 13//8, 13//13/2, 13//14, 13//16, 13//17, 13//18, 13//26 Kita - 9 as per Fard Jamabandhi for the years 2013-14, Hadbast no 258, situated at Shahpur Village, Jalandhar - I Tehsil and Jalandhar District within state of Punjab with Residential Building constructed upon it , along with all



	Improvements, Easmenty Rights existing and appurtenant thereon and owned by Mr. Balwinder Singh Bernard Son of S Manga Singh more particularly described under Sale Deed 3870 dated 12/07/2017 of SRO Jhalandhar - 1 bounded on East by Remaining Portion of Plot no 11, West by Rasta, North by Remaining Portion of Plot no 10 and South by Remaining Portion of Plot no 10 & 11.
Reserve Price	Rs.28,02,400 (Rupees Twenty Eight Lacs Two Thousand Four Hundred Only)
Earnest Money Deposit (EMD)	Rs.2,80,240 (Rupees Two Lacs Eighty Thousand Two Hundred Forty Only) shall be paid on or before 11:30 AM on 28/04/2023 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 " (IFSC Code SIBL0000117) with Karol Bagh Branch.
Date and Place of Sale	28/04/2023 at 12:00 PM at The South Indian Bank Ltd, Phagwara Branch

TERMS AND CONDITIONS

- 1) The property will be sold on "As is where is", "As is what is", and "Whatever there is" (with respect to the lie, nature and physical status of the secured asset/s) 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/**Branch: Phagwara** at WARD NO.1, GORAYA MANSION, SINGLA MARKET, G.T.ROAD, PHAGWARA P.O., KAPURTHALA, PUNJAB-144401 and **Regional Office-Delhi** at Plot No. 21&21/1, 3rd Floor, Near Karol Bagh Metro Station, Opposite Metro Pillar No. 98, Pusa Road, Karol Bagh, New 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**" (IFSC Code **SIBL0000117**) with Karol Bagh Branch.
- 5) Interested Tenderers shall submit Demand Draft/ RTGS Receipt as the case may be for the EMD at The South Indian Bank Ltd., Phagwara Branch along with the Tender in a sealed cover before **11:30 AM** on **28/04/2023**.
- 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 Authorised Officer on **28/04/2023** at **12:00 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 of 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 Authorised Officer.
- 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 regarding the property from 01-04-20004 to 09-08-2017 and it contains no encumbrance. There is no encumbrance over the property to the knowledge of the Bank other than those mentioned herein.*
- 17) For any further information and for inspection of property, the intended Tenderers may contact the Authorised Officer or The South Indian Bank Ltd., Branch **Phagwara** during working hours or may contact **Mr. Piyush Jain** For The South Indian Bank Ltd.
Contact No: +919911763911.

Date: 02/03/2023

Place: Delhi




Authorised Officer
AUTHORISED OFFICER
(CHIEF MANAGER)