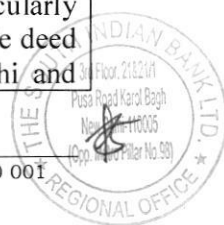


RO-DEL/CRD/SAR/7/2023-24
Date: 10-07-2023
(BY REGISTERED POST WITH AD)
TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank (hereinafter referred as AO) had issued Demand 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, 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 properties more fully described hereunder will be sold by way of Tender Cum Auction on "as is where is" basis, "as is what is" and "Whatever there is" condition (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. 9,80,61,423.37/- (Rupees Nine Crores Eighty Lacs Sixty One Thousand Four Hundred Twenty Three and Thirty Seven Paise Only) as on 09-07-2023, in the Account: M/s. Amarnath Vishwanath with Branch: Paschim Vihar of the bank with further interest, penal 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 (2031.46 Sq Yds as per actual measurement) along with building thereon having a total plinth area of about 18032 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

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The South Indian Bank Ltd, Regional Office - Delhi at 3rd floor, Plot No. 21, 21/1, Pusa Road, Karol Bagh, New Delhi Pin code: 110005, Phone No: 011-42331664, 45128661, Email: ro1008@sib.co.in

	bounded on North by Other Property, South by Other Property, East by 35' Wide Road and West by 35' Wide Road.
Reserve Price	Rs. 4,48,00,000/- (Rupees Four Crores Forty Eight Lakhs Only)
Earnest Money Deposit (EMD)	Rs. 44,80,000/- (Rupees Forty Four Lakhs Eighty Thousand Only)
Date and Place of Sale	28/07/2023 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

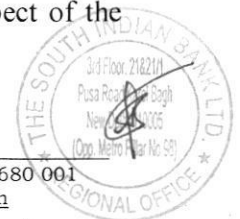
TERMS AND CONDITIONS

- 1) The property will be sold on “as is where is” basis, “as is what is” and “Whatever there is” condition (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 (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.



The South Indian Bank Ltd, Regional Office - Delhi at 3rd floor, Plot No. 21, 21/1, Pusa Road, Karol Bagh, New Delhi Pin code: 110005, Phone No: 011-42331664, 45128661, Email: ro1008@sib.co.in

- 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 **11:00 AM on 28/07/2023**.
- 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 **28/07/2023 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. In case of inter se bidding, the minimum bid increase amount shall be 4,50,000/- (Rupees Four Lacs Fifty Thousand Only).
- 10) The Successful Tenderer should pay 25.00 % of the bid amount (less EMD) immediately on receipt of bid acceptance letter in his favor or not later than the next working day of the date of Tender Cum Auction Sale 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 Authorized 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 Authorized 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 25.00 % 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. The property documents will be handed over to the successful Tenderer after the receipt of the same from law enforcement agency/court.
- 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.



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- 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 **Authorized Officer/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 – 110005 or Branch Manager, Branch Paschim Vihar at 14/476, Sunder Vihar, Paschim Vihar, New Delhi -110087 during working hours.



Date : 10/07/2023

Place : Delhi

For The South Indian Bank Ltd.


Authorised Officer

(CHIEF MANAGER)
AUTHORISED OFFICER