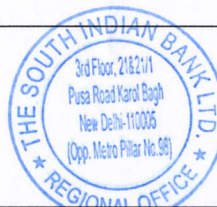


TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank (hereinafter referred as AO) had issued Demand Notice Ref. RO/DEL/LEG/SAR/006/2020-21 dated 20/07/2020 to (1) **M/s. J R Buildway Constructions (P) Ltd.** at Flat no 60C, Pocket D, SFS Flat, Mayur Vihar Phase III, New Delhi 110 096 also at Door no C-244, Pocket D, Sector 63, NOIDA, Gautam Buddha Nagar, Uttar Pradesh 201301 and (2) **Mr. Om Prakash Yadav**, S/o Raj Mangal Yadav resident at Property No 9, Block A, Sector 72, NOIDA, Gautam Buddha Nagar, Uttar Pradesh 201301 (3) **Mrs. Geeta Devi** W/o Mr. Om Parkash Yadav, Property No 9, Block A, Sector 72, NOIDA, Gautam Buddha Nagar, Uttar Pradesh 201301, 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 **POSSESSION** of the immovable properties 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 as on dates given hereunder.

AND WHEREAS, the borrower/guarantor have failed to pay the amount in full, Notice is hereby given that the movable/ immovable properties 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. 12,23,78,771.25 (Rupees Twelve Crores Twenty Three Lakhs Seventy Eight Thousand Seven Hundred And Seventy One And Paise Twenty Five Only)** as on **24/09/2021** with further interest and costs, subject to the following terms and conditions: -

Sl. No.	Name of Property Owner	Description of property	Type of possession & Possession date	Reserve Price (Rs.) & Earnest Money Deposit (EMD)
1.	Mrs. Geeta Yadav	All that part and parcel of Freehold Property LIG Residential Flat bearing number 53C on 1 st Floor, Pocket A3, situated in layout plan of Kondli Gharoli also known as Mayur Vihar - Phase III, New Delhi along with all construction, improvements, easmentry rights existing and appurtenant thereon, morefully described in Sale Deed no 1474 dated 14/03/2007 of SRO Delhi VIII and bounded on North by Entrance, South by Other Flat, East by Open Space, West by Open Space.	Physical Possession on 17/08/2021	59,80,000.00
				5,98,000.00



2.	Mr. Om Prakash Yadav	All that part and parcel of Freehold Property LIG Residential Flat bearing number 56E on 2 nd Floor, Pocket A3, situated in the layout plan of Kondli Gharoli also known as Mayur Vihar - Phase III, New Delhi along with all construction, improvements, easmentry rights existing and appurtenant thereon, morefully described in Sale Deed no 12535 dated 10/09/2008 of SRO Delhi VIII and North by Open Space, South by Open Space, East by Entrance, West by Open Space.	Physical Possession on 17/08/2021	57,65,000.00
				5,76,500.00
3.	Mrs. Geeta Devi Yadav	All that part and parcel of Freehold Property LIG Residential Flat bearing number 143C on 1 st Floor, Pocket A3, situated in the layout plan of Kondli Gharoli also known as Mayur Vihar - Phase III, New Delhi along with all construction, improvements, Easmentry Rights existing and appurtenant thereon, morefully described in Sale Deed no 14505 dated 23/11/2009 of SRO Delhi VIII and bounded on North by Entrance / Other flat, South by Open Space, East by Flat no 143D/Park , West by Open Space.	Physical Possession on 18/08/2021	57,00,000.00
				5,70,000.00
4.	Mr. Om Prakash Yadav	All that part and parcel of Freehold Property SFS Flat bearing number 35-B on 1 st Floor, Pocket D, Sector – G situated in the layout plan of Kondli Gharoli also known as Mayur Vihar - Phase III, New Delhi along with all construction, improvements, easmentry rights existing and appurtenant thereon, morefully described in Sale Deed no 6192 dated 15/04/2013 of SRO Delhi VIII and bounded on North by Open Space, South by Other Flat, East by Entrance , West by Open Space/Park.	Physical Possession on 16/08/2021	1,07,00,000.00
				10,70,000.00



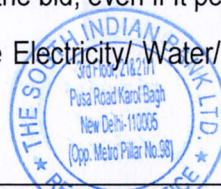
5.	Mr. Om Prakash Yadav	All that part and parcel of Leasehold Property admeasuring 450.00 Sq Meter along with Building Constructed thereon bearing House / Plot No 9, Block A, Sector 72, Noida, GB Nagar, Uttar Pradesh along with all construction, improvements, easmentry rights existing and appurtenant thereon owned by Mr. Om Prakash Yadav (Addressee No.2), morefully described in Lease Transfer Deed no 6704 dated 17/10/2012 of SRO Noida and bounded on North by "Plot no A-10", South by "Plot no A-08", East by "Plot no A-26", West by "24 Metre Wide Road". This property is common security for Housing loan availed in the account of Mr. Om Prakash Yadav & Mrs. Geeta Devi.	Symbolic Possession on 04/11/2020	3,37,00,000.00
				33,70,000.00

Date and Place of Sale	30/10/2021 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 Door No G-75B, Parsvnath Plaza, Sector-27, Noida, Gautam Buddh Nagar Dist, Uttar Pradesh 201301** 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, 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 **30/10/2021**.
- 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 **30/10/2021** 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 Property no. 1 & 3 from 01/01/2019 to 23/06/2021, for Property no. 2 & 4 from 01/01/2019 to 30/06/2021 and regarding Property no. 5 from 01/01/2010 to 13/07/2021 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. Ashish K Jha, Branch Manager, (91 99042 66200) Door No G-75B, Parsvnath Plaza, Sector-27, Noida, Gautam Buddh Nagar Dist, Uttar Pradesh 201301** 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. 12,23,78,771.25 (Rupees Twelve Crores Twenty Three Lakhs Seventy Eight Thousand Seven Hundred And Seventy One And Paise Twenty Five Only)** as on **24/09/2021** and other costs and charges is not remitted on or before the date fixed for sale.

Date : 27/09/2021

Place : New Delhi

For The South Indian Bank Ltd.

~~Authorised Officer~~

(CHIEF MANAGER)
AUTHORISED OFFICER

