SOUTH INDIAN Bank

Experience Next Generation Banking

REGIONAL OFFICE, KOLKATA
Door No 20A, Ward No 63,
1st Floor Flat No 1
Mother Teresa Sarani,
Park Street Kolkata,
West Bengal 700 016
Phone: 033 - 40031212
Email:ro1013@sib.co.in

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank (hereinafter referred as AO) had issued Demand Notice dated 28.08.2018 to (1) M/s Sagar Trading Company at 8/1, Princep Street Kolkata, West Bengal 700072 (2) Sri Sri.Satyanarayan Agarwal S/o Chouthmal Agarwal, Managing Partner M/s Sagar Trading Company residing at Premises No 37 Holding No 41 Park Lane Kolkata West Bengal 700016 (3) Sri. Prakash Agarwal S/o Satyanarayan Agarwal, Partner M/s Sagar Trading Company residing at Premises No 37 Holding No 41 Park Lane Kolkata West Bengal 700016 (4) Smt Pushpa Devi Agarwal W/o Satyanarayan Agarwal, the Guarantor, residing at Premises No 37 Holding No 41 Park Lane Kolkata West Bengal 700016 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 20.11.2018.

AND WHEREAS, the borrowers/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 5,70, 47, 084.97 (Rupees Five Crore, Seventy Lakhs, Forty Seven Thousand and Eighty Four, Paisa Ninety Seven Only) as on 25.08.2020 with further interest and costs, subject to the following terms and conditions: -

Name of Property Owner	1) Sri Satyanarayan Agarwal 2) Sri Prakash Agarwal 3) Smt Pushpa Devi Agarwal
Description of property	All that dwelling house with compound, outhouses and appurtenances belonging thereto, commonly called or known as Premises No 37, Park Lane in the Southern Division of the Town of Calcutta, Block No. X Holding No.41, Calcutta-700016 together with the land or ground whereupon or on part whereof the same is erected and built containing land by measurement 7 Cottahs, 13 Chittacks 33 Sq. Ft approximately together with all buildings, fences,ways,waters,water courses, lights,liberties,privileges, easements and appurtenances whatsoever to the said dwelling house and premises belonging or in any way appertaining or ususally held or occupied therewith or reputed to belong or be appurtenant thereto" in the name of Mr Satyanarayan Agarwal, Mr Prakash Agarwal and Mrs. Pushpa Devi Agarwal, more particularly described in Indenture of Conveyance Deed No 942/1994 dated 19.01.1994, Indenture of Conveyance No 944/1994 dated 19.01.1994 and Indenture of Conveyance No.945/1994 dated 19.01.1994, all three documents

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	registered with Registrar of Assurance Calcutta bounded:- On the North by : Premises No 36, Park Lane, On the South by :Partly by Premises No 105, Park Street and Partly by Premises No 107, Park Street, On the East by: Premises No 34B Park Lane (Formerly Premises No 34, Park Lane) and On the West by: Park Lane".
Reserve Price	Rs 6,06,00,500/- (Six Crore Six Lakhs Five Hundred Rupees Only)
Earnest Money Deposit (EMD)	Rs. 60,60,050/- (Sixty Lakhs, Sixty Thousand and Fifty Rupees Only) by way of RTGS/DD favouring "Authorised Officer, The South Indian Bank Ltd." Payable at GC Avenue.
Date and Place of Sale	30.09.2020 The South Indian Bank Limited Regional Office Kolkata Door No 20 A Ward No 63 1st Floor Flat No1 Mother Teresa Sarani Park Street Kolkata West Bengal 700 016 Phone: 033 – 40031212 Email ro1013@sib.co.in AO: Sri Rakesh T R Phone 9037022880

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/Branch at P.B No:123, 1st Floor of 38 Jayasree House, Ganesh Chandra Avenue, Kolkata Pin 700013 Tel : 033 - 22153152, 22153151 and Regional Office at Door No 20A Ward No 63 1st Floor Flat No1 Mother Teresa Sarani Park Street Kolkata West

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Bengal 700016 and also visit the scheduled property and satisfy as to its area, boundaries, ownership, title, encumbrance, 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 RTGS [Account Number 0129073000010712, IFSC Code SIBL0000129] /DD drawn in favour of "The Authorised Officer, The South Indian Bank Ltd." payable at Kolkata.
5) Interested Tenderers shall submit Demand Draft / RTGS Receipt as the case may be for the EMD at The South Indian Bank Ltd Regional Office at Door No 20A Ward No 63 1st Floor Flat No1 Mother Teresa Sarani Park Street Kolkata West Bengal 700016 along with the Tender in a sealed cover before 11:30 AM on 30.09.2020.
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 30.09.2020 at 12 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 after 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 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% 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.

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15) The Successful Tenderer shall, at his cost, get the Electricity/ Water/ Sewarage connection etc. and any other common services transferred in his name.
16) The Authorised Officer has obtained EC/ search report regarding the property from 1990 to 25.02.2020 and it contains no encumbrance.
17) For any further information and for inspection of property, the intended Tenderers may contact the Authorised Officer or The South Indian Bank Ltd G C Avenue Branch during working hours.

For THE SOUTH INDIAN BANK LTD.

Authorised Officer
Kolkata Regional Office

Date :26.08.2020

Place: Kolkata

AUTHORISED OFFICER

(CHIEF MANAGER)