

Ref. No - RO-MUM/SAR/LEG/130/2023-2024

Date: 18.11.2023

TENDER CUM AUCTION SALE NOTICE

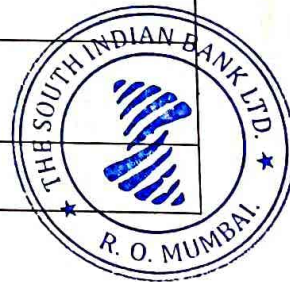
(Under Rule 6 of Security Interest Enforcement Rules, 2002 & S.13 of the Securitisation and Reconstruction and of Financial Asset and Enforcement of Security Interest Act)

WHEREAS the Authorised Officer of the Bank (hereinafter referred as AO) had issued, Demand Notice Ref: MUM/RO/21/SAR/2020-2021 dated 25.06.2021 for a sum of Rs. 68,08,063.87 (Rupees Sixty Eight Lakh Eight Thousand and Sixty Three and Eighty Seven only) to Borrowers (1) Mr. Mohammed Imran Abbasi, (2) Mrs. Asiya Parveen Abbasi, both residing in Flat No. GF -3, Naika Waddo Harmalkar Apts, Calangute, Bardez North Goa, Goa – 403516 and (3) M/s LA Mansion Infra Holdings, House No. 435/437, Above Durban Turban Restaurant, Near Canara Bank, First Floor, Chogm Road, Alto Pobardez, North Goa, Goa – 403521, 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 movable properties, more fully described in the schedule hereunder under Section 13(4) of the Act read with Rule 4 of the Security Interest (Enforcement) Rules, 2002 on 04.07.2023.

AND WHEREAS, the borrowers have failed to pay the amount, Notice is hereby given that the movable 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" and "Whatever there is" basis 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 mentioned sum with further interest, penal interest and costs in the account of Mr. Mohammed Imran Abbasi, Ponda Branch, Goa, of the Bank subject to the following terms and conditions:

SCHEDULE

Name of Borrowers	(1) Mr Mohammad Imran Abbasi; (2) Asiya Parveen Abbasi; (3) M/s. LA Mansion Infra Holding
Name of Guarantor, if any	Nil
Secured debt for recovery of which the secured asset is to be sold	Rs. 81,99,473.23 (Rupees Eighty One Lakh Ninety Nine Thousand Four Hundred Seventy Three and Twenty Three Paise Only) as on 17.11.2023
Description of Vehicle	
Name of Asset Owner	Mr Mohammad Imran Abbasi



The South Indian Bank Ltd, Regional Office Mumbai, 804, Parinee Crescenzo, "G Block", Bandra Kurla Complex, Bandra(East), Mumbai-400051 Ph : 022-6786-8888, 022-6786-8844 (Fax),

E-mail : ro1001@sib.co.in

Sl No	Vehicle	Model Name	Chasis No	Engine No	Reg No
1	LMV – Light Motor Vehicle	BMW X5 XDRIVE30D (TU) DPE, WHITE COLOUR	WBAKS4707J0Z95794	0182Y195	GA 03 Y 8703
Reserve Price below which Vehicle shall not be sold			Rs. 29,35,000/- (Rupees Twenty Nine Lakh Thirty Five Thousand Only)		
Earnest Money Deposit (EMD) [10% of the Reserve Price]			Rs. 2,93,500/- (Rupees Two Lakh Ninety Three Thousand Five Hundred Only)		
EMD Remittance		Demand draft drawn in favour of “The Authorised Officer, The South Indian Bank Ltd.” payable at Ponda or through RTGS/NEFT to Account No : 0147073000003011 held by “ The Authorised Officer” in The South Indian Bank Ltd, Branch Pune Main (IFSC Code: SIBL0000147			
Date, Time & Place of Auction		On the 07.12.2023 at 01.30 PM At The South Indian Bank Ltd., Ponda Branch, Door No. 6,7,8,9,88 & 89, Ponda Commerce Centre, Near Ponda Municipal Council, Ponda P.O, Goa, Pin – 403401			
For any queries Tenderers may contact		The Authorised Officer – Mr. Ashwin Ashok - 9072277000 Recovery Officer – Mr. Akil Maniyar - 9284647412 Branch Manager –Mr. Ento Puthooran – 9778392538			
Encumbrances		There are no encumbrances on the secured asset to the knowledge of the Bank			

TERMS AND CONDITIONS

1. The property will be sold on "as is where is" basis and "as is what 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 / Branch - at Door No. 6,7,8,9,88 & 89, Ponda Commerce Centre, Near Ponda Municipal Council, Ponda P.O, Goa, Pin – 403401 and one of its Regional Offices at Mumbai, 804, Parinee Crescenzo, Bandra Kurla Complex, Mumbai, Maharashtra, Pin- 400051.
3. Interested Tenderers shall produce a copy of any valid KYC documents - 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 Demand draft drawn in favour of "The Authorised Officer, The South Indian Bank Ltd." payable at Ponda, Goa or through

THE SOUTH INDIAN BANK LTD, REGD OFFICE, 'SIB HOUSE', TB Road, Mission Quarters, Thrissur-680 001

Tel No: (0487) 2420020 E-mail: sibcorporate@sib.co.in Website: www.southindianbank.com

Corporate Identity Number: L65191KL1929PLC001017



The South Indian Bank Ltd, Regional Office Mumbai, 804, Parinee Crescenzo, "G Block", Bandra Kurla Complex, Bandra(East), Mumbai-400051 Ph : 022-6786-8888, 022-6786-8844 (Fax),
E-mail : ro1001@sib.co.in

RTGS/NEFT to Account No : 0147073000003011 held by " The Authorised Officer" in The South Indian Bank Ltd, Branch – Pune Main (IFSC Code: SIBL0000147).

5. Interested Tenderers shall submit Demand Draft/ RTGS Receipt as the case may be for the EMD at The South Indian Bank Ltd., Ponda Branch, Goa, along with the KYC documents & Tender in a sealed cover before 01.15 PM on 07.12.2023.
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 07.12.2023 at Ponda Branch, Goa at 01.30 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 secured vehicle will be brought to sale again. The defaulting Tenderer/bidder as well as borrower shall have no claim/right in respect of Vehicle/ amount. 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 secured creditor may issue a Sale Certificate as per extant Rules and the successful Tenderer shall take the necessary steps for transfer the vehicle & for change registered owner at his/ her costs and expenses.
13. The Successful tenderer/ purchaser shall bear all the applicable stamp duties/transfer charges, Parking charges, VAT, fees, re-registration charges., and also all the statutory/ non-statutory dues, taxes, transfer fees, or Pollution Certificate Fee, Insurance charges or other fees etc. (even if it pertains to previous periods) owing to anybody with respect to said secured asset including payment of Stamp Duty and Re-registration charges on Sale/Transfer Certificate or any other incidental charges with respect to Sale/Transfer of Secured Asset in his/her/its name.
14. The Authorised Officer or Bank will not be held responsible for any charge, lien, encumbrance, tax or any dues to the Government or anybody in respect of the properties under sale

15. The Earnest Money Deposit shall not bear any interest. Demand Draft submitted/ payment made towards Earnest Money Deposit (EMD) by unsuccessful Tenderers bidders may be returned under acknowledgement / refunded in due course after conclusion of Auction. The EMD of the successful bidder shall be retained towards part of sale consideration.
16. The Bank has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale or add/ delete/change any of the terms and conditions of this sale at any time without prior notice to the borrower, owner, bidder, public etc. and without assigning any reason. Conditional Bid or Contingent Bid shall may be treated as invalid
17. Bidders shall not be entitled to withdraw or cancel Bid once submitted.
18. The purchaser will be delivered the Physical possession of the auctioned vehicle and available related papers only after receipt of full purchase price and on re-registration of vehicle in his/her/its name.
19. To the best of knowledge and information of the Bank there is no encumbrance on the property, however, the Tenderers), in order to protect his/her/their individual interests is/are advised to verify the asset, conduct due diligence at his/their own costs in respect of the asset, as well as, ascertain the known and unknown liabilities, encumbrances and any other dues from the concerned authorities or stakeholders /claimant to their satisfaction before submitting the Tender/Bid. Any Tender/Bid made shall be deemed to have been submitted after due & proper inspection of the Secured Asset and hence Bidders(s) shall not be entitled to make any requisition or raise any query/objection vis-à-vis Bank as to Title or condition of the Secured Assets or any part thereof or any dues/taxes/levies irrespective as to whether disclosed or undisclosed. The Bank shall not entertain any dispute regarding the Tender process or the scheduled property after participating in the sale.
20. For any further information the intended Tenderers may contact the Authorised Officer or The South Indian Bank Ltd., Ponda Branch, Goa, Contact No: 9778392538 – Mr. Ento Puthooran during working hours or may contact 9284647412 – Mr. Akil Maniyar at The South Indian Bank Ltd. Regional Office – Mumbai, on working days
21. This Notice is hereby given to public in general and specifically to the below Borrowers / co-borrowers / guarantors in the above stated account

Place: Mumbai
Date: 18.11.2023



For The South Indian Bank Ltd.

Authorized Officer
(Regional Office, Mumbai)

**AUTHORISED OFFICER
(CHIEF MANAGER)**