

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank (hereinafter referred as AO) had issued Demand Notice dated 15.03.2022 to the borrower M/s Robuster Constructware LLP, Rep.By its Designated Partners, Office No.103, New Prabhat Building, Ghorupde Cross Lane No.1, Rambhau Bhogle Marg, Byculla East, Mumbai-400033 (Also at: A/91-92, Kurkumbh MIDC, Pune Solapur Road, Kurkumbh Daund, Maharashtra-413802) (Also at: 39, Mysore Colony, Mahul Road, Anik Village, Chembur East, Mumbai-400007) and Guarantors, 1) Mrs Rita Kishore Motwani, 39, Mysore Colony, Mahul Road, Near RCF Factory Gate No.2, Chembur, FCI Mumbai, Mumbai, Maharashtra-400074. 2) Mr. Vinayak Kishore Motwani, 39, Mysore Colony, Mahul Road, Near RCF Factory Gate No.2, Chembur, FCI Mumbai, Mumbai, Maharashtra-400074 3) Mrs Kamini Devi Gurbax Motwani, 39, Mysore Colony, Mahul Road, Near RCF Factory Gate No.2, Chembur, FCI Mumbai, Mumbai, Maharashtra-400074 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 property described hereto in the schedule, under Section 13(4) of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on 30.05.2022

AND WHEREAS, the borrower / guarantors 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 Rs.11,59,35,119.80 (Rupees Eleven Crore Fifty Nine Lakh Thirty Five Thousand One Hundred and Nineteen and eighty paise only) as on 26.10.2022 with further interest and costs, subject to the following terms and conditions: -

Name of Property Owner	Mr. Vinayak Kishore Motwani
Description of property	All that part and parcel of residential bungalow admeasuring 244.61 Sq.Mtrs net carpet area (FSI consumed Area) constructed in perpetual lease hold Plot No.39 admeasuring 480.40 Sq.Mtrs along with all other constructions, improvements, easementary rights existing and appurtenant thereon situated in Mysore Colony of The Mysore Co-Operative Housing Society Limited under CTS No.117 of Anik Village, Chembur Taluka, Mumbai Suburban District and owned by Mr Vinayak Kishore Motwani, more fully described in Gift Deed No. KRL-1-7549-2019 dated 11.06.2019 of Sub Registrar Office Kurla-I and bounded on: North: Road, East: Plot bearing CTS No.118, South: Road, West: Plot bearing CTS No.116
Reserve Price	Rs.9,67,00,000.00 (Rupees Nine Crore Sixty Seven Lakh Only)
Earnest Money Deposit (EMD)	Rs.96,70,000.00 (Rupees Ninety Six Lakh Seventy Thousand only)
Date and Place of Sale	08.12.2022 at 03:00 P.M.



	At The South Indian Bank Ltd., Regional Office- Mumbai at 804, Parinee Crescenzo, "G Block", Bandra Kurla Complex, Bandra (East), Mumbai, Pin - 400 051
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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/ Branch Goregaon at Ground & First Floor, Shivaganga Apartment, S.V. Road, Jawahar Nagar, Goregaon West, Mumbai-400104 and Regional Office at Mumbai, 804, Parinee Crescenzo, "G Block", Bandra Kurla Complex, Bandra (East), Mumbai, Pin - 400 051 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 DD drawn/RTGS in favour of "The Authorised Officer, The South Indian Bank Ltd." payable at Mumbai or by RTGS in favour of 'The Authorised Officer' vide a/c. no. 0147073000003011 (IFSC: SIBL0000147).
- 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- Mumbai at 804, Parinee Crescenzo, "G Block", Bandra Kurla Complex, Bandra (East), Mumbai, Pin - 400 051 along with the Tender in a sealed cover before 02.45 P.M. on 08.12.2022. The property details in brief may be mentioned on the cover for easy identification.
- 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 08.12.2022 at 03.00 P.M. 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.
- 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 upto 02.03.2022 and it contains no encumbrance.
- 17) For any further information and for inspection of property, the intended Tenderers may contact the Authorised Officer (022-6786-8888) or The South Indian Bank Ltd., Branch Goregaon (022-46018356) during working hours. Further you may also contact on Mob: 9664343965/9751991811/9820271345 for further information.

Date: 27.10.2022
Place: MUMBAI



For The South Indian Bank Ltd.

Authorized Officer
AUTHORISED OFFICER
(Regional Office, Mumbai)