

REF:- RO-MUM/REC-LEG/ 96 /2023-24

### **TENDER CUM AUCTION SALE NOTICE**

WHEREAS the Authorised Officer of the Bank had issued Demand Notice dated 14.09.2018 to Mrs Rajkumari Ashok Joshi (Proprietor: M/s Raj Enterprises) and Mr Ashok Ganpatlal Joshi both are residing in Flat No. 1, First Floor, Yug Residency, Budhwar Peth, Madhavnagar, Sangli – 416406, also at Patvo ka Bas, Sabji Mandi ke Pass, Sojat City, District Pali, Rajasthan – 306104, the borrowers 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, 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 18.11.2021.

AND WHEREAS, the borrowers have failed to pay the amount, 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. 51,79,966.86 (Rupees Fifty One Lakh Seventy Nine Thousand Nine Hundred and Sixty Six and Eighty Six Paise only) as on 20.09.2023 with further interest and costs, subject to the following terms and conditions: -

| SL No.                 | Description of property/<br>Name of Property Owner   | Reserve Price/ Earnest Money Deposit (EMD)  |
|------------------------|--|---|
| 1.                     | Residential Flat Unit No. 1, admeasuring 100.46 Sq. Mtrs. Located on the first floor of the building known as "Yug Residency" apartment constructed over plot property bearing city survey No. 1162, situated at Madhavnagar, Tal Miraj, District Sangli owned by Mrs. Rajkumari Ashok Joshi and Mr. Ashok Ganpatlal Joshi vide Sale Deed No. 394 dated 19.01.2015 and Sale Deed No. 481 dated 22.01.2015<br>Boundaries of the Flat:<br><br>North : Stair Case and Open Space<br>South : Road<br>East : Remaining portion of CS No 1162<br>West : Road | Reserve Price :<br>Rs. 18,50,000/- (Rupees Eighteen Lakh Fifty Thousand Only)<br><br>EMD : Rs. 1,85,000/- (Rupees One Lakh Eighty Five Thousand Only) |
| Date and Place of Sale | 11.10.2023 on 1.00 PM,<br>The South Indian Bank Ltd, Sangli Branch at B Ward, CTS 1035/B, Urmila Empire Apartment, Amrai Road, Opp. Shivaji Stadium, Sangli P.O, Sangli, Maharashtra, Pin - 416 416.<br>Tel /Mob No: +91- 9284647412 / 8668361459 / 9420074444   |   |

THE SOUTH INDIAN BANK LTD, Regd. Office. SIB House, T.B. Road, Mission Quarters, Thrissur, Kerala – 680 001  
 Tel: +91-487-2420020 Fax: +91-487-2442021 Email: sibcorporate@sib.co.in CIN: L65191KL1929PLC001017  
 Regional Office, 802, B Wing, Parinee Crescenzo, G Block, Bandra Kurla Complex(BKC), Bandra East, Mumbai, Maharashtra - 400051



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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, Sangli Branch at B Ward, CTS 1035/B, Urmila Empire Apartment, Amrai Road, Opp. Shivaji Stadium, Sangli P.O, Sangli, Maharashtra, Pin - 416 416 and Mumbai Regional Office at 804, PARINEE CRESCENZO,"G Block", Bandra Kurla Complex, Bandra (East), Mumbai-400051 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/ RTGS drawn in favour of "The Authorised Officer, The South Indian Bank Ltd." payable at Mumbai or through RTGS to Account 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, Sangli Branch at B Ward, CTS 1035/B, Urmila Empire Apartment, Amrai Road, Opp. Shivaji Stadium, Sangli P.O, Sangli, Maharashtra, Pin - 416 416 along with the Tender in a sealed cover before 12.45 PM on 11.10.2023.
- 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 11.10.2023 on 01.00 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.
- 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 and it contains no encumbrance.
- 17) For any further information and for inspection of property, the intended Tenderers may contact the Authorised Officer, Mumbai Regional Office, 804, PARINEE CRESCENZO, "G Block", Bandra Kurla Complex, Bandra(East), Mumbai-400051 or The South Indian Bank Ltd, Sangali Branch B Ward, CTS



**THE SOUTH INDIAN BANK LTD.**  
**REGIONAL OFFICE: MUMBAI**

1035/B, Urmila Empire Apartment, Amrai Road, Opp. Shivaji Stadium, Sangli  
P.O, Sangli, Maharashtra, Pin - 416416, Tel /Mob No: +91- 9284647412 / +91  
8668361459 / +91 9420074444 during working hours.

For The South Indian Bank Ltd

Authorized Officer  
(Regional Office, Mumbai)

AUTHORISED OFFICER  
(CHIEF MANAGER)

Date : 21.09.2023  
Place : Mumbai

THE SOUTH INDIAN BANK LTD , Regd. Office. SIB House, T.B. Road, Mission Quarters, Thrissur, Kerala - 680 001  
Tel: +91-487-2420020 Fax: +91-487-2442021 Email: sibcorporate@sib.co.in CIN: L65191KL1929PLC001017  
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Maharashtra - 400051

