

**TENDER CUM AUCTION SALE NOTICE**

WHEREAS the Authorised Officer of the Bank (hereinafter referred as AO) had issued Demand Notice dated 04.07.2021 to the borrower, **M/s. Process Construction & Technical Services Pvt Ltd.** at 9 & 10, 1<sup>st</sup> Floor, Plot No. 46 & 47 Shree Ramakrishna Nivas Sector No. 40, Seawoods Nerul, Navi Mumbai, Thane Maharashtra, Pin - 400706 and the Guarantors / Co-obligants **1) Mr. K.P Francis** Director M/s. Process Construction & Technical Services Pvt Ltd. at Plot No. 101, Sector - 18A Nerul, Navi Mumbai, Thane Maharashtra, Pin - 400706 **2) Mrs. Celin Francis**, Director M/S Process Construction & Technical Services Pvt Ltd. at Flat No. 1103, A Wing Plot No. 24 to 29 Sector 4, Amey CHS Ltd. Mumbai, Pin 400706 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 described hereto in the schedule, under Section 13(4) of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on 29.11.2021

AND WHEREAS, the borrower / co-obligant/guarantor have failed to pay the amount in full, Notice is hereby given that the 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.32,89,27,608.67 (Rupees Thirty Two Crore Eighty Nine Lakhs Twenty Seven Thousand Six Hundred Eight and Sixty Seven Paise Only) as on 26.01.2023 with regard to M/s South Indian Bank Ltd, with further interest and costs, subject to the following terms and conditions: - and
- Rs. 4,93,56,392.70 (Rupees Four Crores Ninety Three Lakhs Fifty Six Thousand Three Hundred Ninety Two and Seventy Paise Only) as on 01-12-2022 with M/s IDBI Bank Ltd, with further interest and costs, subject to the following terms and conditions:

**Item No.1**

Property secured as first charge basis for Term Loans and Second pari-passu charge sharing with M/s. IDBI Bank for Working Capital Limits

Name of Property Owner	M/s. Process Construction & Technical Services Pvt. Ltd,
Description of property	All that industrial land admeasuring 4146 Sq Mtrs bearing Plot No. A-172 comprised under Cadastral Sy No. Plot No: 46 & 47, along with factory building constructed thereon in Trans Thane Creek Industrial Area at Khairane Village, Navi Mumbai Municipal Corporation, Thane Taluka, Thane Sub-Registration District, Thane District owned by M/s. Process Construction & Technical Services Pvt. Ltd, more fully described in Registered Deed of Assignment No: TNN-3-3972/2014 dated 05.06.2014 of Sub-Registrar of Assurance Thane-3 and bounded by: On or towards North by: Plot No. A-173, On or towards South by: Plot

	No. A-171, On or towards East by: MIDC Land [20 Feet Wide Road], On or towards West by: MIDC Land
Reserve Price	Rs.14,30,50,000.00 (Rupees Fourteen Crore Thirty Lakh Fifty Thousand Only)
Earnest Money Deposit (EMD)	Rs.1,43,05,000.00 (Rupees One Crore Forty Three Lakh Five Thousand only)
Date and Place of Sale	<b>16.02.2023 at 02:00 P.M.</b> At The South Indian Bank Ltd., Regional Office- Mumbai at 804, Parinee Crescenzo, "G Block", Bandra Kurla Complex, Bandra (East), Mumbai, Pin - 400 051

**Item No.2**

Property secured as first charge basis for Term Loans and Second pari-passu charge sharing with M/s. IDBI Bank for Working Capital Limits

Name of Property Owner	Mr. K.P Francis and Mrs. Celin Francis
Description of property	All that Residential Flat admeasuring 865 Sq ft bearing Flat No. 1102 belonging to Mr K P Francis and another residential Flat admeasuring 865 Sq ft bearing Flat No. 1103 belonging to Mrs Celin Francis on 11 <sup>th</sup> floor of Wing 'A' in Palm Beach Residency, along with right to use car parking space No. P2-0032 and P2-004L in the lower ground in plot bearing Plot No. 24, 25, 26, 27, 28 & 29 of Sector - 4, Nerul, Navi Mumbai owned by Mr. K.P Francis and Mrs. Celin Francis more fully described in Agreement for Sale No. 676/2010 dated 02.02.2010 Thane SRA and Agreement for Sale No. 677/2010 dated 02.02.2010 Thane SRA.
Reserve Price	Rs.5,60,50,000.00 (Rupees Five Crore Sixty Lakh Fifty Thousand only)
Earnest Money Deposit (EMD)	Rs.56,05,000.00 (Rupees Fifty Six Lakh Five Thousand only)
Date and Place of Sale	<b>16.02.2023 at 02:30 P.M.</b> At The South Indian Bank Ltd., Regional Office- Mumbai at 804, Parinee Crescenzo, "G Block", Bandra Kurla Complex, Bandra (East), Mumbai, Pin - 400 051

**Item No.3**

Property secured as under pari-passu charge sharing with M/s. IDBI Bank for Working Capital Limits



Name of Property Owner	M/s. Process Construction & Technical Services Pvt Ltd
Description of property	<p>All that commercial office space bearing No: 8 admeasuring 109.20 Sq Mtr. BUA, office space bearing No: 9 and 10 admeasuring 142.90 Sq Mtr BUA and office space bearing No: 11 admeasuring 151.52 Sq Mtr BUA in the first floor of building namely SRI RAMKRISHNA NIVAS constructed by Shree Ramakrishna Co-Op Housing Society Limited. on Plot No: 46 &amp; 47 admeasuring 1139.04 Sq Mtr and 1137.75 Sq Mtr respectively at Nerul, Navi Mumbai, Thane Taluka, Thane District, Thane Registration District and Vashi/Thane Sub-Registration District owned by M/s. Process Construction &amp; Technical Services Pvt Ltd more or fully described in Sale Deed No. 3604/2010 dated 01.09.2010 of Thane II SRO, Sale Deed No. 1171/2008 dated 03.03.2008 of Thane II SRO and No. 00295/2009 dated 29.01.2009 of Thane II SRO respectively and land property bounded by:</p> <p><u>Plot No: 46 bounded by:</u></p> <p>On or towards North by : Plot No. 45  On or towards South by : 20 Mtrs wide Road  On or towards East by : 30 Mtrs wide Road  On or towards West by : Plot No. 47</p> <p><u>Plot No: 47 bounded by:</u></p> <p>On or towards North by : Plot No. 45  On or towards South by : 20 Mtrs wide Road  On or towards East by : Plot No. 46  On or towards West by : Plot No. 48</p>
Reserve Price	Rs.4,98,50,000.00 (Rupees Four Crore Ninety Eight Lakh Fifty Thousand only)
Earnest Money Deposit (EMD)	Rs.49,85,000.00 (Rupees Forty Nine Lakh Eighty Five Thousand only)
Date and Place of Sale	<p><b>16.02.2023 at 03:00 P.M.</b></p> <p>At The South Indian Bank Ltd., Regional Office- Mumbai at 804, Parinee Crescenzo, "G Block", Bandra Kurla Complex, Bandra (East), Mumbai, Pin - 400 051</p>

**Item No.4**

Property secured as under pari-passu charge sharing with M/s. IDBI Bank for Working Capital Limits

Name of Property Owner	Mrs. Celin Francis
Description of property	All that piece and parcel of land admeasuring 102.02 Sq Mtrs, bearing Row House No: 101 in Sector 18-A, Nerul, Navi Mumbai under BUDP scheme owned by Mrs. Celin Francis, more fully described in Agreement of Lease dated 07.11.2001 with Deed of Confirmation No: 06163/2002 dated 23.07.2002 of Thane 4 and bounded by :On or towards North by : Row House, On or towards South by: Plot No. 102, On or towards East by: 4.00 Mtrs Lay by, On or towards West by: Plot No. 185
Reserve Price	Rs.1,73,00,000.00 (Rupees One Crore Seventy Three Lakh only)
Earnest Money Deposit (EMD)	Rs.17,30,000.00 (Rupees Seventeen Lakh Thirty Thousand only)
Date and Place of Sale	<b>16.02.2023 at 03:30 P.M.</b> At The South Indian Bank Ltd., Regional Office- Mumbai at 804, Parinee Crescenzo, "G Block", Bandra Kurla Complex, Bandra (East), Mumbai, Pin - 400 051

#### TERMS AND CONDITIONS

- 1) The Banks reserve their right to adjust/retain the sale proceeds to the extent of the non fund based facilities (BG liability of Rs.3,83,16,411.00 with IDBI) along with interest/charges thereon from the sale of secured assets as mentioned in Item no: 1 to 4 above.
- 2) The properties 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.
- 3) 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- Vashi at Dr. Baba Saheb Ambedkar Sankul, Plot No.62 A, Sector 29, Vashi, Thane, Maharashtra 400703 and Regional Office at Mumbai, 804, Parinee Crescenzo, "G Block", Bandra Kurla Complex, Bandra (East), Mumbai, Pin - 400 051 and also visit the scheduled properties 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.
- 4) 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.





- 5) 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).
- 6) 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 01:45 P.M. on 16.02.2023. The property details in brief may be mentioned on the cover for easy identification.
- 7) 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.
- 8) 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.
- 9) The Sealed Tenders will be opened by the Authorised Officer on 16.02.2023 at 02:00 P.M. Any tender received quoting a price below the Reserve Price will be rejected outright.
- 10) 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.
- 11) 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.
- 12) 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.
- 13) 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.

- 14) 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.
- 15) 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.
- 16) The Successful Tenderer shall, at his cost, get the Electricity/ Water/ Sewerage connection etc. and any other common services transferred in his name.
- 17) The Authorised Officer has obtained EC/ search report regarding the property till 18.08.2022 and it contains no encumbrance.
- 18) 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 Vashi (022-27881078, 27881082) during working hours. Further you may also contact on Mob: 8285110987/9633389323/7034119966 for further information.

For The South Indian Bank Ltd.



Authorized Officer  
(Regional Office, Mumbai)

**AUTHORISED OFFICER  
CHIEF MANAGER**

Date: 27.01.2023  
Place: MUMBAI