

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank (hereinafter referred as AO) had issued Demand Notice dated 18.11.2019 to the borrower, M/s RAF Sequeira, a partnership firm represented by its partners and guarantors Sri. R. B. Sequeira *alias* Sri. Raul Bosco Sequeira and Smt. Ruby Sequeira, all at: Flat No.103, Gaspar Apartments, Near People's High School, Panaji, Goa-403001 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 17.11.2020.

AND WHEREAS, the borrower / partners / 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.1,73,82,836.92 (Rupees One Crore Seventy Three Lakh Eighty Two Thousand Eight Hundred and Thirty Six and ninety two paise only) as on 06.06.2022 with further interest and costs, subject to the following terms and conditions: -

Name of Property Owner	Sri. Raul Bosco Sequeria
Description of property	All that property known as "Dando" (one fourth) or "Rabichi Xir" or "Rabichi" admeasuring 2025 Sq. mtrs. with residential building situated in Sy.No.381/6, Matriz No.1644, Benaulim Village, Salcete Taluk, Registration sub-district Salcete, South Goa District owned by Mr. Raul Bosco Sequeria vide Regd. Sale Deed dated 15.05.2007 stands registered in the SRO of Salcete at Margao under Reg. No. 3048 at pages 27 to 50 of Book No.1, Volume 2516 on 28.06.2007. Boundaries on or towards: North: Property of heirs of Sebastiao Miranda. East: Property of heirs of Francisco Salvador Fernandes. South: Property of the heirs of Carlos Caetano Pereira. West: Property of the heirs of Pedro Caetano Pereira
Reserve Price	Rs.1,79,00,000.00 (Rupees One Crore Seventy Nine Lakh only)
Earnest Money Deposit (EMD)	Rs.17,90,000.00 (Rupees Seventeen Lakh Ninety Thousand only)
Date and Place of Sale	18.07.2022 at 03.30 P.M. At the South Indian Bank Ltd., Branch-Panaji Goa at 23-25, New Municipal Office Building, Dr. Pissurlenkar Road, Panaji-Goa -403001



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 Panaji Goa at 23-25, New Municipal Office Building, Dr. Pissurlenkar Road, Panaji- Goa -403001 and Mumbai Regional Office at 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., Branch-Panaji Goa at 23-25, New Municipal Office Building, Dr. Pissurlenkar Road, Panaji- Goa -403001 along with the Tender in a sealed cover before 03.15 P.M. on 18.07.2022. 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 18.07.2022 at 03.30 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 up to 30.05.2022 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 Panaji Goa (0832-2229610) during working hours.

For The South Indian Bank Ltd.


Authorized Officer
(Regional Office, Mumbai)**AUTHORISED OFFICER
(CHIEF MANAGER)**Date: 07.06.2022
Place: MUMBAI