

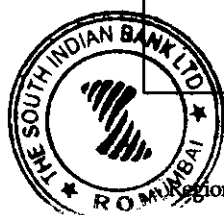
TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank (hereinafter referred as AO) had issued Demand Notice dated 16.07.2021 to the borrower **M/s. Anacon Process Control Pvt. Ltd.** 403, 404 Gemstar Commercial Complex, 4th Floor, Kachapada Ramachandra Lane, Malad West, Mumbai, Maharashtra, Pin - 400 064 (also at: No.1, Floor No.1, Ground Floor, Manichapada, Richard Compound, Vasai, Palghar, Maharashtra, Pin - 401208) and Guarantors, 1) **Mr. Ajay Sharma**, Director of M/s. Anacon Process Control Pvt Ltd., 1805, 18th Floor, C Wing, Metropolis Building, Ambivili Four Bungalow Road, Andheri West, Mumbai, Maharashtra, Pin - 400 069 2) **Mrs. Archana Sharma**, Director of M/s. Anacon Process Control Pvt Ltd., 1805, 18th Floor, C Wing, Metropolis Building, Ambivili Four Bungalow Road, Andheri West, Mumbai, Maharashtra, Pin - 400 069 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 09.05.2022

AND WHEREAS, the borrower / guarantors 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 Rs.9,92,39,560.66 (Rupees Nine Crore Ninety Two Lakh Thirty Nine Thousand Five Hundred and Sixty and sixty six paise only) as on 08.09.2022 with further interest and costs, subject to the following terms and conditions: -

Item No.1

Name of Property Owner	Mr. Ajay Sharma and Mrs. Archana Sharma
Description of property	Residential Flat bearing No: 1805, admeasuring 133.92 Sq Mtrs (Carpet Area) including balconies and internal passages in the 18 th floor of 'C' Wing of building namely 'Metropolis' constructed on land to an extend about 15,554.55 Sq mtrs, comprised under Sy Nos. 111A(Part), 111B and 111C and CTS No. 866(, New CTS No. 866A, 866B, 866C, 866D situated at Ambivali village, Versova Area, Andheri Taluk, Bandra Sub-Registration District, Bombay Suburban District, owned by Mr. Ajay Sharma and Mrs. Archana Sharma, more fully described in Agreement for Sale No. BDR-9/6040/2009 dated 21.06.2009 of Andheri-3 SRO and Registration Receipt No: 6035 dated 29.06.2009 of Andheri-3 SRO and land bounded by: North : By CTS No. 866A (Part), South : By Jai Prakash Road, East : By CTS No. 866A (Part), West: By CTS No. 866B (Part)



Reserve Price	Rs.3,80,50,000.00 (Rupees Three Crore Eighty Lakh Fifty Thousand Only)
Earnest Money Deposit (EMD)	Rs.38,05,000.00 (Rupees Thirty Eight Lakh Five Thousand only)
Date and Place of Sale	19.10.2022 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

Item No.2

Name of Property Owner	M/s. Anacon Process Control Pvt Ltd.,
Description of property	Commercial premises bearing Unit No. 403 admeasuring 33.80 Sq Mtrs (Carpet Area) and 404 admeasuring 33.80 Sq Mtrs (Carpet Area) in the 4 th floor of building namely "Gemstar Commercial Complex" constructed on land comprised under Sy No. 24, Hissa No. 7, Plot No. 1 and 13(part), S No.24, Hissa No.17, present CTS No.348A/1 & 348 A/2, at Ramachandra Lane extension, Malad West, Valnai Village, Borivali Taluka, Mumbai Suburban District, owned by M/s. Anacon Process Control Pvt Ltd., more or fully described in Agreement for Sale No. BDR-10/04057/06 of dated 08.05.2006, Registration Receipt No. 4070 dated 30.05.2006 of Sub-Registrar Assurance of Borivali 4 and Original Stamp Duty Receipt dated 08.05.2006 (pertaining to Unit No. 403) and Agreement for Sale No. BDR-10/04056/06 of dated 08.05.2006, Registration Receipt No. 4069 dated 30.05.2006 of Sub-Registrar Assurance of Borivali 4 and Original Stamp Duty Receipt dated 08.05.2006 (pertaining to Unit No. 404) and the unit is bounded on North : Building Compound, South : Unit No.419, 420, 421, East : Unit No 405, West : Unit No 402
Reserve Price	Rs.2,13,50,000.00 (Rupees Two Crore Thirteen Lakh Fifty Thousand Only)
Earnest Money Deposit (EMD)	Rs.21,35,000.00 (Rupees Twenty One Lakh Thirty Five Thousand only)
Date and Place of Sale	19.10.2022 at 03:30 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



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 19.10.2022. 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 19.10.2022 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 properties upto 23.08.2022 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: 09.09.2022
Place: MUMBAI

For The South Indian Bank Ltd.


Authorized Officer
(Regional Office, Mumbai)

AUTHORISED OFFICER