

REF:RO-MUM/REC-LEG/138/2023-24

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank (hereinafter referred as AO) had issued Demand Notice dated 15.11.2016 to (1) Sri Dhiraj R Patel, S/o. Ratilal Patel, (Proprietor of M/s. Sarjan Enterprises), Flat No. 303, Third Floor, Plot No. 68, Jeevandhara Co-op Housing Society, Anaath Vidyarthi Gruh Layout, Ambedker Square, Nagpur – 440 008I, (2) Smt. Radhaben R Patel, W/o. Ratilal Patel, Plot No. 76, Kunj Vihar, Bhandra Road, Near Lakadganj Police Station, Nagpur – 440 008 and (3) Smt. Chetanaben Patel, Flat No. 303, Third Floor, Plot No. 68, Jeevandhara Co-op Housing Society, Anaath Vidyarthi Gruh Layout, Ambedker Square, Nagpur – 440 008 calling upon No. 1 among you as borrower and No. 2 and No. 3 among you as Guarantors in CCOL and ODAP account and further, No. 1 and No. 2 among you as borrowers and No. 3 among you as Guarantor in the Housing Loan account, under Section 13(2) of the Securitization 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 properties, more fully described hereunder under Section 13(4) of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on 19.11.2018.

AND WHEREAS, the borrowers/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 a sum of of Rs.1,45,63,990.33 (Rupees One Crore Forty Five Lakh Sixty Three Thousand Nine Hundred Ninety and Thirty Three Paise only) as on 30.11.2023 with further interest and costs, subject to the following terms and conditions:-

Item No. 1

Name of Property Owner	Smt. Chetanaben Patel
Description of the property	<p>All that R.C.C. superstructure of Mouza Nagpur comprising Flat / Apartment No. C-1 covering a Built up area of 497.28 sq.ft. (46.198 sq.mtrs.) Situated on the Third Floor constructed on Plot No. 129, Sheet no. 177 and City Survey No. 137, situated at Ward No. 23 together with 11.84% share in land situated at Nagpur Tahsil and District Nagpur.</p> <p>Boundaries of the property:</p> <p>On the North : Road</p> <p>On the South : Plot No. 137 & 138</p> <p>On the East : Plot No. 128</p> <p>On the West : Plot No. 130</p>
Reserve Price	Rs.16,30,000.00 (Rupees Sixteen Lakh Thirty Thousand only)

The South Indian Bank Ltd, Regional Office,
Mumbai, 804, Parinee Crescenzo, G Block,
Bandra Kurla Complex, Mumbai, Maharashtra,
400051. E-mail: ro1001@sib.co.in

The South Indian Bank Ltd., Registered Office- "SIB HOUSE", T.B.Road,
Thrissur -1, Kerala, Email- sibcorporate@sib.co.in, CIN No-
L65191KL1929PLC001017, Website- www.southindianbank.com

Earnest Money Deposit (EMD)	Rs.1,63,000.00 (Rupees One Lakh Sixty Three Thousand only)
Date Time and Place of Sale	20.12.2023 at 15.00 hrs The South Indian Bank Ltd. – Branch Nagpur – 931- Kailash Bhavan, Deshpande Layout, Near Haldirams Day2day,CA Road, Nagpur, Maharashtra- 440008

Item No. 2

Name of Property Owner	Sri Dhiraj R Patel and Smt. Radhaben Patel
Description of the property	Residential Flat No. 303 on the 03 rd Floor, having an extent of 880 sq.ft. super built up area situated in the building Scheme no. 02 of Jeevandhara Co Op. Society Ltd., Nagpur situated at NIT Plot bearing No. 68 in Anath Vidyarthi Gruh Layout Central, Avenue Road, Section III Scheme of NIT entire plot admeasuring about 11200 sq.ft. Municipal Ward no. 23, Mouza Nagpur, Tahsil and District Nagpur. Boundaries of the property: On the North : Flat No. 301 On the South : Saw Mill On the East : Flat No. 304 On the West : Road
Reserve Price	Rs.17,00,000.00 (Rupees Seventeen Lakh only)
Earnest Money Deposit (EMD)	Rs. 1,70,000.00 (Rupees One Lakh Seventy Thousand only)
Date Time and Place of Sale	20.12.2023 at 15.30 hrs The South Indian Bank Ltd. – Branch Nagpur – 931- Kailash Bhavan, Deshpande Layout, Near Haldirams Day2day,CA Road, Nagpur, Maharashtra- 440008

TERMS AND CONDITIONS.

- 1) 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 properties. 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.



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/www.southindianbank.com and

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Branch Nagpur at 931- Kailash Bhavan, Deshpande Layout, Near Haldirams Day 2 Day, CA Road, Nagpur, Maharashtra- 440008 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 properties 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 held by The South Indian Bank Ltd., Pune Camp, IFSC Code: SIBL0000147.
- 5) Interested Tenderers shall submit Demand Draft / RTGS Receipt as the case may be for the EMD at South Indian Bank, Br. Nagpur at 931- Kailash Bhavan, Deshpande Layout, Near Haldirams Day 2 Day, CA Road, Nagpur, Maharashtra- 440008 (Phone +91 7021139055/8856979469 / 8329807426) along with the Tender in a sealed cover before 15.00 Noon on 20.12.2023 as to both the properties.
- 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 20.12.2023 at 15.00 hrs. as to Item No. 1 property and at 15.30 hrs as to Item No. 2 property. 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

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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 /her name.
- 16) The Authorised Officer has obtained search report regarding the property from 01.01.1993 to 31.07.2019 and it contains no encumbrance.
- 17) For any further information and for inspection of property, the intended Tenderers may contact the Authorised Officer or The South Indian Bank Ltd., Branch Nagpur (Phone +91 7021139055/8856979469 / 8329807426) during working hours.

For The South Indian Bank Ltd.

Authorized Officer
(Regional Office, Mumbai)

Date: 30.11.2023

Place: Mumbai

**AUTHORISED OFFICER
(CHIEF MANAGER)**



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