

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank (hereinafter referred as AO) had issued Demand Notice dated 07.07.2021 to the borrower, **Mrs. Litty George, Proprietor of M/s. L.G Enterprises, Unit No.7, Sai Shraddha CHS, Plot No.209, Sector 16A, Nerul, Navi Mumbai, Thane, Pin - 400 706** (Residing at: Plot No.101, Kakkattuville, Sector 18A, Nerul, Navi Mumbai Thane, Pin - 400 706) (Also at: Flat No.16, 6th Floor, Shri Krishna CHS Ltd., Padmavati Devi Marg, Opp. HP Gas Tirandez Village, Powai, Mumbai-400076) and guarantors 1) **Mr. K P Francis at Flat No. 1102 & 1103 11th Floor, A Wing Palm Beach Residency Sector 4, Nerul, Navi Mumbai Thane, Pin - 400 706** 2) **Mrs. Celin Francis at Flat No. 1102 & 1103 11th Floor, A Wing Palm Beach Residency Sector 4, Nerul, Navi Mumbai Thane, Pin - 400 706** 3) **Ms. Feba Tresa Francis at Plot No.101, Kakkattuville, Sector 18A, Nerul, Navi Mumbai Thane, Pin - 400 706** 4) **Ms. Felin Ann Francis at Plot No.101, Kakkattuville, Sector 18A, Nerul, Navi Mumbai Thane, Pin - 400 706** and 5) **M/s. Process Construction & Technical Services Pvt Ltd. at Shop No. 9,10,11 Shree Ram Krishna Nivas Plot No. 46-47 Sector 40, Seawoods Nerul West, Navi Mumbai Thane, Pin - 400 706** 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 17.03.2022 as to Item No. 1 and on 19.03.2022 as to Item No.2.

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 Rs.4,42,02,394.95 (Rupees Four Crore Forty Two Lakh Two Thousand Three Hundred and Ninety Four and Ninety Five Paise Only) as on 09.11.2022 with further interest and costs, subject to the following terms and conditions: -

Item No.1

Name of Property Owner	Mr. Litty K George
Description of property	Flat bearing No: 16, admeasuring 1050 Sq ft with Carpet Area 839 sq ft and 109 Sq ft additional terrace on the 6 th floor of building namely "SHRI KRISHNA NIVAS CHS LTD.", constructed in land comprised under Sy No: 33(P), Re Sy No. 7(pt), CTS No. 11/29 at Tirandez Village, Powai Estate, Kurla Sub-Registration District, Mumbai Suburban District owned by Mr. Litty K George, more fully described in Agreement for Sale No: BDR14-05950-2009 dated 24.08.2009 of Kurla-1 SRO and



	Registration Receipt No: 5971 dated 24.08.2009 of Kurla-1 SRO and land bounded by: North : Surana Gift Shop, South: Ridhi Sidhi College, East: Padmavati Devi Marg and West: Arihant Plywood
Reserve Price	Rs.2,76,64,200.00 (Rupees Two Crore Seventy Six Lakh Sixty Four Thousand Two Hundred Only)
Earnest Money Deposit (EMD)	Rs.27,66,420.00 (Rupees Twenty Seven Lakh Sixty Six Thousand Four Hundred Twenty Only)
Date and Place of Sale	22.12.2022 at 02:00 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	Ms. Feba Tresa Francis
Description of property	Flat bearing No: 701, admeasuring 1265 sq ft with carpet area 1054 Sq ft Carpet Area on the 7 th floor of building namely "ORIENT PLAZA", constructed in land bearing Plot No. 02 comprised under Sector - 34C at Kharghar, Panvel Taluk, Panvel Sub-Registration District, Raigad District owned by Ms. Feba Tresa Francis, more fully described in Agreement for Sale No: PVLI-1155/2017 dated 22.02.2017 of Panvel-1 SRO and Registration Receipt No: 1566 dated 22.02.2017 of Panvel -1 SRO and land bounded by: North : 9 Mtr wide road, South: Plot No. 16, 17 & 18, East: Plot No. 1, West: Plot No. 3 & 4
Reserve Price	Rs.1,56,51,900.00 (Rupees One Crore Fifty Six Lakh Fifty One Thousand Nine Hundred Only)
Earnest Money Deposit (EMD)	Rs.15,65,190.00 (Rupees Fifteen Lakh Sixty Five Thousand One Hundred Ninety Only)
Date and Place of Sale	22.12.2022 at 02:30 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 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.
- 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- Bandra at SIB House, 1st Floor, 266 Linking Road, Bandra (West), Mumbai, Maharashtra-400050 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.
 - 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 01:45 P.M. on 22.12.2022. 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 22.12.2022 at 02:00 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 property till 29-08-2018 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 Bandra (022-26423850) during working hours. Further you may also contact on Mob: 9664343965/9751991811/8285110987 for further information.

Date: 10.11.2022
Place: MUMBAI



For The South Indian Bank Ltd.


Authorized Officer
(Regional Office, Mumbai)

**AUTHORISED OFFICER
CHIEF MANAGER**