

Ref. No. – RO-MUM/SAR/17/2021-22
TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank (hereinafter referred as AO) had issued Demand Notice dated 05.02.2020 to (1) Shri. Nimbalkar Nandakumar Ramchandra residing at Flat no. 105, Building W, Rohan Mithila Society, S. No.: 229 Viman Nagar, Pune, Maharashtra PIN 411014 and also at Ashirwad Society, Alandi Road , Near Jadhav Wasti , S No 124/2, Kalas, Pune , Dighi Camp, Pune, Maharashtra PIN 411015, the borrower and (2) Smt. Ravina Nandkumar Nimbalkar Ramchandra residing at Flat no: 105, Building W, Rohan Mithila Society, S. No.:229, Viman Nagar, Pune, Maharashtra PIN 411014 and also at Ashirwad Society, Alandi Road , Near Jadhav Wasti , S No 124/2, Kalas, Pune , Dighi Camp, Pune, Maharashtra PIN 411015, the Guarantor 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 symbolic possession of the immovable property, more fully described hereunder under Section 13(4) of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on 19.09.2020.

AND WHEREAS, the borrowers/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 a sum of Rs. 3,87,38,298.60 (Rupees Three Crore Eighty Seven Lakh Thirty Eight Thousand Two Hundred Ninety Eight and Thirty Eight Paise) as on 10.08.2021 with further interest and costs, subject to the following terms and conditions: -

Name of Property Owner	Shri. Nimbalkar Nandakumar Ramchandra
Description of the property	All the piece & parcel of the Industrial NA land bearing Gat No. 436 [Old Gat No. 346] area 51 Ares and Gat No. 445 area 21 Ares aggregate to area 72 Ares together with standing construction of industrial shed, Factory Building and allied structures standing thereof at village Kesnand, Grampanchayat Kesnand & within limits of Zillah Parishad Pune Tal- Haveli Dist- Pune within the limits of Pune Municipal Corporation, owned by Mr. Nimbalkar Nandakumar Ramchandra Vide Agreement to Sale Serial No. 1954/2018 made and executed between Mr. Kesharimal Kasturchand Oswal and Mr. Nimbalkar Nandakumar Ramachandra dated 19/03/2018, registered before SRO Haveli 8 Pune and Vide Sale Deed Serial No. 2117/2018, made and executed between Mr. Kesharimal Kasturchand Oswal and Mr. Nimbalkar Nandakumar

The South Indian Bank Ltd, Regional Office,
Mumbai, 804, Parinee Crescenzo, 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

	<p>Ramachandra dated 22.03.2018 registered before SRO Haveli 8 Pune.</p> <p>Boundaries:</p> <p>Gat No. 436 Area 51 Ares.</p> <p>On the East: By Gat No. 437</p> <p>On the South: By Gat No.448 & Road.</p> <p>On the West: By Gat No. 446</p> <p>On the North: By Gat No. 445 & 446</p> <p>Gat No. 445 Area 21 Ares.</p> <p>On the East: By Gat No. 437</p> <p>On the South: By Gat No. 436</p> <p>On the West By Gat No. 445 portion of land of Bhokare.</p> <p>On the North: By Gat No. 445 portion of land of Mr. Hargude.</p>
Reserve Price	Rs. 6,07,47,000/- (Rupees Six Crores Seven Lakhs Forty Seven Thousands only)
Earnest Money Deposit (EMD)	Rs. 60,75,000/- (Rupees Sixty Lakhs Seventy Five Thousands only)
Date Time and Place of Sale	<p>24.09.2021. 14:00 hrs.</p> <p>The South Indian Bank Ltd. Branch Wakad, Office No. 1, Ganga Osian Square, A Building, Kaspate Wasti, Wakad, Pimpri Chinchwad, Pune - 411057.</p>

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/www.southindianbank.com and Branch Branch Wakad, Office No. 1, Ganga Osian Square, A Building, Kaspate Wasti, Wakad, Pimpri Chinchwad, Pune - 411057. 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.



The South Indian Bank Ltd, Regional Office,
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- 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. 0157073000010581 held by The South Indian Bank Ltd., Bandra Branch, IFSC Code: SIBL0000157.
- 5) Interested Tenderers shall submit Demand Draft / RTGS Receipt as the case may be for the EMD at Branch Wakad, Office No. 1, Ganga Osian Square, A Building, Kaspate Wasti, Wakad, Pimpri Chinchwad, Pune - 411057 along with the Tender in a sealed cover before 11.00 hrs on 24.09.2021.
- 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 24.09.2021 at 13.00 hrs. 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 /her name.
 - 16) The Authorised Officer has obtained search report regarding the property from 2002 to 15.02.2021 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 Wakad (Phone +91- 9820271345, +91 9561963819) during working hours.

Date: 20/08/2021.

Place: Mumbai.

For The South Indian Bank Ltd.

Authorized Officer
(Regional Officer, Mumbai)
AUTHORISED OFFICER
(CHIEF MANAGER)