

Ref No: RO-MUM/SAR/75/23-24

Date: 10.08.2023

(BY REGISTERED POST WITH AD)

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank (hereinafter referred as AO) had issued, Demand Notices dated 25.01.2022 to Borrower - M/s. Goodwill Wires Private Ltd., Having Registered Office At-Plot No.267, Small Factory Area Scheme, Nagpur, Maharashtra -440008 and Guarantors - **1)** Mr. Giriraj Brijratan Kothari, Flat No.304, Riddhi Apartment, In front of Union Bank, Queta Colony, Bhandewadi, Bagadganj, Mauda, Nagpur, Maharashtra -440008, also at Flat No 502, 5th & 6th Floor, Nandini Apartment, Satnami Nagar, Lakadganj, Nagpur-440008, **2)** Mrs. Pana Brijratan Kothari, Flat No.304, Riddhi Apartment, In front of Union Bank, Queta Colony, Bhandewadi, Bagadganj, Mauda, Nagpur, Maharashtra -440008, also at Flat No 502, 5th & 6th Floor, Nandini Apartment, Satnami Nagar, Lakadganj, Nagpur-440008, **3)** Mr. Mohtashim Ahmed, 73 Hakimi Villa Nagsen Society, Near Kalpana Talkies, Mankapur, Katol Road, Nagpur, Maharashtra -440013 and **4)** Mrs. Bhawana Giriraj Kothari, Flat No.304, Riddhi Apartment, In front of Union Bank, Queta Colony, Bhandewadi, Bagadganj, Mauda, Nagpur-440008 also at Flat No 502, 5th & 6th Floor, Nandini Apartment, Satnami Nagar, Lakadganj, Nagpur-440008 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 Physical possession of the immovable properties, more fully described in the schedule hereunder under Section 13(4) of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on 17.07.2023.

AND WHEREAS, the borrower and guarantor have failed to pay the amount, 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 (with respect to the lie, nature and physical status of the secured asset/s), on the date and at the place mentioned herein below for realization of a sum of **Rs.5,74,78,794.29 (Rupees Five core seventy four lakhs seventy eight thousand seven hundred and ninety four and twenty nine paisa Only)** as on 09.08.2023, with further interest, penal interest and costs, in the account/s of M/s. Goodwill Wires Private Ltd. with Branch: Nagpur of the Bank, subject to the following terms and conditions: -

SCHEDULE

Name of Property Owner	Mr. Mohtashim Ahmed
Description of property	All that piece and parcel of property consisting of RCC Super structure comprising of family Unit No.FF-1 covering a total built up area of about 41.20

	Sq Mtrs and FF-2 covering a total built up area of about 55.381 Sq Mtrs, total built up area admeasuring about 96.581 Sq Mtrs (1039.21 Sq Fts) on the First Floor of a building known and Styled as "Oasis Plaza" constructed on the all that piece and parcel of Malik Makbujia land bearing Plot No.224 containing by admeasurements 428.25 Sq Mtrs (4608 Sq Fts) of Mouza Gadga, City Survey No.1509, Sheet No.19/34, Nagpur Municipal Corporation House No.342/FF/1+2, Ward No.73, situated at (North Bazar Road, Civil Expansion scheme) Gokulpeth, Nagpur Tahsil and Nagpur District within the limits of Nagpur Municipal Corporation and Nagpur improvement Trust together with 13.738% undivided Share and interest in the common areas and facilities provided to the said building and owned by Mr. Mohtashim Ahmed, more fully described in Sale Deed No. 5545/2011 dated 07.10.2011 of Sub Registrar Office Nagpur No.4 and bounded on, North: Road, East: FF-3 & FF-4, South: Road, West: Property of Meghraj Bhawan
Reserve Price	Rs. 1,24,75,000/- (Rupees One Crore Twenty Four Lakhs and Seventy Five Thousand Only)
Earnest Money Deposit (EMD)	Rs. 12,47,500/- (Rupees Twelve Lakhs Forty Seven Thousand and Five Hundred Only) shall be paid on or before 4.00 pm on 26.09.2023 by way of DD drawn in favour of "The Authorised Officer, The South Indian Bank Ltd." payable at Mumbai or through RTGS / NEFT to Account No. 0147073000003011 held by 'The Authorised Officer' in The South Indian Bank Ltd, Pune Main branch (IFSC: SIBL0000147).
Date and Place of Sale	27.09.2023 at 12.00 PM at The South Indian Bank Ltd., Nagpur Branch

TERMS AND CONDITIONS

- 1) The property will be sold on "as is where is" basis, "as is what is" and "Whatever there is" condition (with respect to the lie, nature and physical status of the secured asset/s) 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: Nagpur** at 931 - "Kailash Bhavan", Deshpande Layout, Near Haldirams Day 2 day, CA Road, Nagpur, Maharashtra-440008 and **Regional Office; Mumbai** 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 etc. ownership, title, encumbrances, statutory approvals,

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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 in favour of "The Authorised Officer, The South Indian Bank Ltd." Payable at Mumbai or through RTGS / NEFT to Account No. 0147073000003011 held by 'The Authorised Officer' in The South Indian Bank Ltd, Pune Main branch (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., Nagpur Branch at 931 - "**Kailash Bhavan**", **Deshpande Layout, Near Haldiram's Day 2 day, CA Road, Nagpur, Maharashtra-440008 along with the Tender in a sealed cover before 4.00 PM on 26.09.2023**
- 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 27.09.2023 at 12.00 PM. 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 of 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 Authorised Officer.
- 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 safe certificate such as registration Fees, Stamp Duty etc., as applicable as per law.

The South Indian Bank Ltd, RO-Mumbai, 804, Parinee Crescenzo, G.Block, Bandra Kurla Complex,
Bandra (EAST), Mumbai, Pin code: 400051, Maharashtra,, Phone No: 022-67868888, Email:
ro1001@sib.co.in

- 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 from 01-01-1988 to 08-09-2017 and it contains no encumbrances.
- 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** Contact No. **0712 2732077**, during working hours or may contact **Mr. Tinu P Chummar**, Senior Manager, **Contact No: 9496803011**, Branch Nagpur **Mr. Sabarish DG**, Chief Manager, **Contact No: 9446894511** at The South Indian Bank Ltd, Regional Office and **Mrs. Aparna S**, Manager(Legal) Contact No: **9562280905** at The South Indian Bank Ltd., Regional Office

For The South Indian Bank Ltd.

Authorised Officer
(Regional Office, Mumbai)

**AUTHORISED OFFICER
(CHIEF MANAGER)**

Date: 10-08-2023

Place: Mumbai.