

Ref. No. - RO-MUM/SAR/19/2021-22

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank (hereinafter referred as AO) had issued Demand Notice dated 06.07.2019 to (1) M/s. Calix Life Sciences Pvt. Ltd. at Plot No.491, Office No.403 Centre Point, Near Mitra Mandal Chowk Parvathi, Pune PIN 411009 also at Office No.1,2,3, Karve Sankul, 1002, Sadashiv Peth, Pune PIN 411030 and Guarantors 2) Late Mr. Sunil Chandore represented through his legal heirs:- a) Mrs. Vaishali Chandore (wife of Late Mr. Sunil aishali Chandore), b) Miss Avanti Chandore, Daughter of deceased guarantor Late Mr. Sunil Chandore represented through her mother and natural guardian, Mrs. Vaishali Chandore c) Master Shravan Chandore, son of deceased guarantor Late Mr. Sunil Chandore, represented through her mother and natural guardian Mrs. Vaishali Chandore, all legal heirs residing at Flat No.201, Aditya Residency Near Mitra Mandal Chowk, Parvathi S. No.10/2, Pune, PIN 411009 3) Mr. Aashwiin Pardessi, Flat No.102, B-1 A, Ganga Sampatti, Sy. No.43/4A/5A & 44, Wanawadi, Pune, PIN 411040 4) Mr. Vijay Ramchandra Apte. D- 304, Pinewood, Vasant Gardens, Nr. Swapna Nagri Opposite L.B.S. Road, Mulund (West), Mumbai - 400080 5) M/s. Shravan Medisales Pvt. Ltd., Office No. 1,2,3 Karve Sankul, 1002, Sadashiv Peth, Pune, PIN 411030 also at 834, Vinayak Apartment Sadashiv Peth, Office No.3 Pune, PIN 411030 for CCOL and Term Loan 1 and 2 to addressee No. 1 as Principal borrower and to addressee Nos. 2 to 5 as Guarantors 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 05.11.2019.

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. 6,20,91,980.03 (Rupees Six Crores Twenty Lakhs Ninety One Thousands Nine Hundred Eighty and Three Paise only) as on 08.09.2021 (as per OA No.1164/2020 filed before DRT, Pune) with further interest and costs, subject to the following terms and conditions: -

Name of Property Owner	M/s. Calix Life Sciences Pvt. Ltd.
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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

Description of the property	<p>All that unit No.403, admeasuring 74.30 sq. meters, carpet, situated on the 4th Floor, Wing "B" in the building known as "Centre Point" together with car park nos.11 and 12 on P-2 Level and scooter parking no.181, 182 and 183 from the terrace floor level of Wing "B", constructed at Final Plot No.491, CTS No.6616, Parvati, Pune, within the limits of Pune Municipal Corporation and within limits of Sub Registration District of Haveli owned by M/s. Calix Life Sciences Pvt. Ltd. vide Agreement No.10308 dated 30.12.2014 registered at SRO Haveli - 23</p> <p><u>Boundaries:</u></p> <p>On the North: By passage and unit no.404 On the South: By open space On the East: By Unit No.402 On the North: By lift and lobby</p>
Reserve Price	Rs. 1,61,73,000/- (Rupees One Crore Sixty One Lakhs Seventy Three Thousands only)
Earnest Money Deposit (EMD)	Rs.16,17,300/- (Rupees Sixteen Lakhs Seventeen Thousands Three Hundred only)
Date Time and Place of Sale	<p>30.09.2021. 14:00 hrs.</p> <p>The South Indian Bank Ltd. Branch Pune Main, Ground Floor, Aurora Towers (East Wing) 9, Moledina Road, MG Road, (North End) Camp Pune, Maharashtra PIN 411001</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 Pune Main, Ground Floor, Aurora Towers (East Wing) 9, Moledina Road, Mg Road, (North End) Camp Pune, Maharashtra-411001 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/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 Pune Main, Ground Floor, Aurora Towers (East Wing) 9, Moledina Road, Mg Road, (North End) Camp Pune, Maharashtra-411001* along with the Tender in a sealed cover before 11.00 hrs on 30.09.2021.
 - 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 30.09.2021 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 EC / search report regarding the property from 2002 to 26.02.2021 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 Pune Main (Phone +91- 9820271345, +91 7004433299) during working hours.

For The South Indian Bank Ltd.


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

Date: 09/09/2021.

Place: Mumbai.