

Ref No: RO-MUM/SAR/ 76/23-24

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 07.03.2020 to Borrower - **M/s. Norvica Realities Pvt. Ltd.**, Office No. 401, Fourth Floor, Sanskriti Arcade Kaspate Vasti, Wakad Taluka, Mulshi, Pune, Pin - 411 057, **also at** Shop No. 1, S No. 239/3, Safa Complex, Shaikh Vasti, Waked, Pune, Pin - 411 057 and Guarantors - **1) Mr. Abhishek Chandrakant Dalvi**, 11, Building No. 3, Plot No. 124, Sadanand Hsg Society, Sr No. 103, Yerwada Ward, Pune, Pin - 411 006, **also at** H-802, Rohan Garima Soc, Senapati Bapat Road, Shivaji Hsg Soc, Jawal, Pune, Pin - 411 016, **2) Mr. Kishor Bandu Khupse**, MU Post, Nidhal Village, Khatav Taluk, Satara, Maharashtra, Pin - 415 023, **also at** Vivakananda Colony, Gavali Nagar, Alandi Road, Bhosari, Pune, Maharashtra, Pin - 411 026, **3) Mr. Rajendra Mohanrao Patil**, Near Old Math, Andumbar, Ankalkhop, Sangli, Maharashtra, Pin - 416 316, **4) Mr. Ranjeet Rangarao Kadam**, Flat No. B/102, Karan Paradise, Sahakar Nagar, Pimple Gurav, Pune, Maharashtra, Pin - 411 061, **5) Mr. Vinayak Chintamani Suryavanshi**, Flat No. A2/8, Bhagwati Palms, 2nd Floor, Ashoka Society, Thergaon, Chinchwadgaon, Pune, Pin - 411 033, **6) Mr. Suman Vinayak Suryavanshi**, Flat No. A2/8, Bhagwati Palms, 2nd Fl, Ashoka Society, Thergaon, Chinchwadgaon, Pune, Maharashtra, Pin - 411 033 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 Item No. 1 and 2 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, respectively on 11.07.2023 and 29.03.2023.

AND WHEREAS, the Borrower/ Guarantors have failed to pay the amount, Notice is hereby given that the Item No. 1 and 2 immovable properties more fully described in the Schedule hereunder will be sold by way of Tender Cum Auction 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), on the date and at the place mentioned herein below for realization of a sum of Rs. 14527907.36 (Rupees One Crores Forty Five Lakh Twenty Seven Thousand Nine Hundred And Seven And Paise Thirty Six Only) as on 09.08.2023, in the Account: **M/s. Norvica Realities Pvt. Ltd.** with Branch: Nigdi of the bank with further interest, penal interest and costs, subject to the following terms and conditions:-



SCHEDULE (Item No.1)

Name of Property Owner	Mr. Ranjeet Rangarao Kadam
Description of property	<p>All that piece and parcel of residential Flat No. B/102 on the First Floor built up area admeasuring 80.85 Sq Mtr. / 870 Sq ft. having carpet area admeasuring 60.40 Sq Mtr. / 650 Sq ft. along with adjacent terrace area 13 Sq Mtr and exclusive right to use the car parking space in building No. B and in the scheme known as KARAN PARADISE standing and situated at S No. 41/5 area 10 Ares, S No. 41/4/2 area 8 Ares and S No. 41/4/1 area 2 Ares having CTS No. 583 at PIMPLE GURAV, Pune Tal, Haveli Dist., Pune within the limits of Pimpri Chinchwad Municipal Corporation owned by Mr. Ranjeet Rangarao Kadam vide Agreement No. 4977 dated 23.07.2007 registered before SRO Haveli No. 14.</p> <p><u>Boundaries of the property on or towards</u></p> <p>On the North : By S No. 41 property of Shivaji Kadam On the South : By S No. 41 property of Dnanoba Kadam On the East : By road On the West : By S No. 41 property of Tulshiram Kadam</p> <p><u>Boundaries of Flat on or towards</u></p> <p>On the North : By Flat No. B103 On the South : By open space On the East : By Flat No. B101 On the West : By open space</p>
Reserve Price	Rs. 65,00,000/- (Rupees Sixty Five Lakhs Only)
Earnest Money Deposit (EMD)	Rs. 6,50,000/- (Rupees Six Lakhs Fifty Thousand Only) shall be paid on or before 4.00 PM on 29.09.2023 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	30.09.2023 at 12.00 PM at The South Indian Bank Ltd. Nigdi Branch.



SCHEDULE (Item No.2)

Name of Property Owner	Mr. Vinayak Suryawanshi and Mrs. Suman Vinayak Suryavanshi
Description of property	<p>All that piece and parcel of residential Flat No 08, on 2nd Floor, area admeasuring 571 Sq. ft. / 53.06 Sq. Mtr + terrace attached area 81 Sq. ft. / 7.52 Sq. Mtr total area of flat 652 Sq. ft. in the project known as "BHAGWATI PALMS", and the cluster of buildings standing and situated on S No. 10, Hissa No. 5/1/2 area 40 Ares at Pimpri Chinchwad Municipal Corporation City area known as Thergaon owned by Mr. Vinayak Suryawanshi and Mrs. Suman Vinayak Suryavanshi vide Agreement No. 6967/2007 dated 14.09.2007 of SRO Haveli No.15 and</p> <p><u>Boundaries of the property on or towards</u> On the North : By Vacant land of Government On the South : By remaining S No. 10/5 of Mr. Barne On the East : By internal colony road On the West : By part of Sy No. 10/7/6 of Mr. Pansare</p>
Reserve Price	Rs. 36,29,000/- (Rupees Thirty Six Lakhs Twenty Nine Thousand Only)
Earnest Money Deposit (EMD)	Rs. 3,62,900/- (Rupees Three Lakhs Sixty Two Thousand Nine Hundred Only) shall be paid before 4.00 PM on 29.09.2023 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	30.09.2023 at 12.00 PM at The South Indian Bank Ltd. Nigdi 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: Nigdi**



at Riddhe Capital Building, F-11, Sector 26, ADC, PCNTA, Nigdi, Akurdi P.O, Pune, Maharashtra, Pin - 411 044 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, 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., **Branch: Nigdi** at Riddhe Capital Building, F-11, Sector 26, ADC, PCNTA, Nigdi, Akurdi P.O, Pune, Maharashtra, Pin - 411 044 along with the Tender in a sealed cover on or before 4.00 PM on 29.09.2023
- 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 30.09.2023 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 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 from 01-01-1987 till 05-04-2018 to 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 Nigdi, Contact 020 -2764117, during working hours or may contact **Mr.Ram Krishna** , Manager, Branch Nigdi.- **Contact No:9730930138**, **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.

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

Date: 10-08-2023

Place: Mumbai

