

The South Indian Bank Ltd, Regional Office - Kolkata at Door No.20 A, Ward No.63, 1st Floor, Flat No.1, Park Street P.O, Kolkata, West Bengal, Pincode: 700016, Phone No: 033-40031212,22650050, Email: ro1013@sib.co.in

RO-KOL/129/ SH/ SAR/ SALE/ 02 /2023-24
Date:19.05.2023
(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 05-07-2022 to Borrower **[1] M/s NRS Hosiery Private Limited**, Lalita Gori More, Birshibpur Railway Station, Ulberia, Howrah, West Bengal - 711316 Also at Gate No. 15th floor, Room No. 504, Poddar Court, 18 Rabindra Sarani, Lal Bazar, Kolkata, West Bengal - 700001 and Co-obligant(s)/ Guarantor(s) **[2] Mr. Ramesh Kumar Tiwari** 158 Sukanto Place 3rd Bye lane, Dakshin Baksara, Haora Corporation, Haora, West Bengal - 711110 **[3] Ms. Nitu Tiwari** 158 Sukanto Place 3rd Bye lane, Dakshin Baksara, Haora Corporation, Haora, West Bengal - 711110 **[4] Mr. Navanath Tiwari** 158 Sukanto Place 3rd Bye lane, Dakshin Baksara, Haora Corporation, Haora, West Bengal - 711110 **[5] M/s NRS Knit Fab Processing Private Limited** Lalita Gori More, Birshibpur Railway Station, Ulberia, Howrah, West Bengal - 711316 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 Constructive 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 18-10-2022.

AND WHEREAS, the borrower/ guarantor have failed to pay the amount, 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", "As is what is", and "Whatever there is" (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.7,03,06,684.15 (Rupees Seven Crore Three Lakh Six thousand Six Hundred and Eighty Four and paise Fifteen Only) as on 18.05.2023 in the Account: **M/s NRS Hosiery Private Limited** with Branch: G.C Avenue, Kolkata of the bank i.e with further interest, penal interest and costs, subject to the following terms and conditions: -

SCHEDULE (Item No.1)

Name of Property Owner	M/s. NRS Knit Fab Processing Private Limited
Description of property	All that part and parcel of land admeasuring 66 Decimals (24 Decimals + 12 Decimals + 12 Decimals + 12 Decimals + 6 Decimals) along with all other constructions, improvements, easementary rights existing and appurtenant thereon situated in J.L No.- 28, R.S. Dag Nos. 737, 738, 736, 732, 728, L.R. Dag No. - 775, 776, 774, 773, 769, R.S. Khatian No. - 275, 274, 72, L.R. Khatian No. - 609, 737 within Village - Boalia Road, Mouza Kansona, P.O - Mainapur, P.S. Uluberia, under Hatgchha-I Gram Panchayat District - Howrah and morefully described in - Sale deed No. 4065 and 4064 both dated 09-05-2012 of Dist. Sub Registrar Office - Howrah in the name of M/s. NRS Knit Fab Processing Private Limited and leased out to M/s NRS Hosiery Private Limited as per in Deed of Lease Doc. no 02666 dated 25-03-2014 & Deed of Lease Doc. no 01825 dated 28-02-2014 of Dist. Sub Registrar Office - Howrah and



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	<p><u>Land admeasuring 48 decimals (24 Decimals + 12 Decimals + 12 Decimals) in R.S. Dag No. 736, 732 & 728 bounded on</u></p> <p>North: Land of Sk. Sarafat Ali South: Lease hold property/land with Karkhana of Lessee M/s Hosier Pvt East: Land of Sk. Sarafat Ali West: Khal thereafter 25ft wide road</p> <p><u>Land admeasuring 18 decimals (12 Decimals + 6 Decimals) in R.S. Dag No. 737, 738 bounded on</u></p> <p>North: Land of Sk. Sarafat Ali South: 6' wide common passage East: P.W.D's Jolepar Bus Way, P.W.D's 25'Wide Bowalia Road West: Land of Sk. Sarafat Ali</p>
Reserve Price	Rs: 2,00,00,000 (Rupees Two Crores Only)
Earnest Money Deposit (EMD)	Rs: 20,00,000 (Rupees Twenty Lacs Only) shall be paid on or before 11 AM on 04.07.2023 by way of DD drawn in favour of "The Authorised Officer, The South Indian Bank Ltd." payable at G.C. Avenue or through RTGS/NEFT to Account No 0129073000010712. held by 'The Authorised Officer' in The South Indian Bank Ltd, G.C. Avenue branch (IFSC: SIBL000129).
Date and Place of Sale	on 04.07.2023 at 1.00PM at Kolkata Regional Office of The South Indian Bank Ltd

SCHEDULE (Item No. 2 & 3)

Name of Property Owner	Ramesh Kumar Tiwari
Description of property	<p>Item No.2</p> <p>All that part and parcel of land admeasuring 2 Cottahs along with building thereon having total built up area admeasuring 2116.09 Sq. ft. (approx.) thereon bearing Holding No. - 158/A, Sukanta Place 3rd Bye Lane, P.O. - Dhamshak lane, P.S - Santragachi (Previously Jagacha), Under Howrah Municipal Corporation, Ward No.- 45, District -Howrah along with all other constructions, improvements, easementary rights existing and appurtenant thereon situated in Mouza - Dakshin Buxarah, J L. No. - 8, Touzi No. - 736, R. S. Khatian No. - 6, L. R. Khatian No - 1144, R. S. Dag No. - 152, L R Dag No. - 177, and owned by Ramesh Kumar Tiwari more fully described in Deed of Conveyance no 04848 dated 05-06-2012, Deed of Indenture no 02311 dated 17-10-1996 of Dist. Sub Registrar Office - Howrah and bounded on North: Land of R. S. Dag No. 152; South: Land of Dag No. - 162; East: Land of Dag No. - 164; West: Common Passage</p> <p>Item No.3</p> <p>All that part and parcel of land admeasuring 2 Cottahs along with building thereon having total built up area admeasuring 2324.37 Sq. ft. (approx.)</p>



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	thereon bearing Holding No. – 158, Sukanta Place 3rd Bye Lane, P.O. – Dhamshak lane, P.S - Santragachi (Previously Jagacha), Under Howrah Municipal Corporation, Ward No.- 45, District - Howrah along with all other constructions, improvements, easementary rights existing and appurtenant thereon situated in Mouza - Dakshin Buxarah, J L. No. – 8, Touzi No. - 736, R. S. Khatian No. – 6, R. S. No. 2010, L. R. Khatian No – 1144, R. S. Dag No. - 152, L R Dag No. – 177, and owned by Ramesh Kumar Tiwari more fully described in Deed of Conveyance no 739 dated 02-02-2006 of Dist. Sub Registrar Office – Howrah and bounded on North: Dag No. 152; South: Part of Dag No. 152; East: Others property; West: Common Passage
Reserve Price	Rs: 1,00,00,000 (Rupees One Crores Only) for Item No. 2 & 3 together
Earnest Money Deposit (EMD)	Rs: 10,00,000 (Rupees Ten Lacs Only) for Item No. 2 & 3 together shall be paid on or before 11:00 AM on 04.07.2023 by way of DD drawn in favour of “The Authorised Officer, The South Indian Bank Ltd.” payable at G.C. Avenue or through RTGS/NEFT to Account No 0129073000010712 held by ‘The Authorised Officer’ in The South Indian Bank Ltd, G.C. Avenue branch (IFSC: SIBL000129).
Date and Place of Sale	ON 04.07.2023 at 1.00PM at Kolkata Regional Office of The South Indian Bank Ltd

TERMS AND CONDITIONS

- 1) The property will be sold on “As is where is”, “As is what is”, and “Whatever there is” (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:G.C Avenue, Kolkata** at 38, JAYSREE HOUSE GANESH CHANDRA AVENUE 1ST FLOOR, KOLKATA, WEST BENGAL-700013 and **Regional Office-Kolkata** at Door No. 20A, Ward No. 63, 1st Floor, Flat No.1, Park Street, Kolkata, West Bengal - 700 016 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 G.C. Avenue or through RTGS to Account No:0129073000010712 held by “ The Authorised Officer” in The South Indian Bank Ltd,Branch- G.C. Avenue (IFSC Code: SIBL000129)
- 5) Interested Tenderers shall submit Demand Draft/ RTGS Receipt as the case may be for the EMD at The South Indian Bank Ltd. Kolkata Regional Office along with the Tender in a sealed cover before 11 AM on 04.07.2023.
- 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.



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- 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 04.07.2023 at 1.00 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 01.01.2021 to 13.04.2023 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 **G.C Avenue, Kolkata** Contact No: 9497424407, during working hours or may contact **Mr. Sudarshan Gupta** at **The South Indian Bank Ltd., Regional Office Kolkata, Contact No: 8472012221.**

Date: 19.05.2023

Place: Kolkata

For THE SOUTH INDIAN BANK LTD.


Authorised Officer
Kolkata Regional Office

**AUTHORISED OFFICER
(CHIEF MANAGER)**