



**THE SOUTH INDIAN BANK LTD.**

REGIONAL OFFICE: Kolkata

**The South Indian Bank Ltd, Regional Office-Kolkata, Door No. 20A, Ward No. 63,  
1st Floor, Flat No.1, Park Street, Kolkata, West Bengal - 700 016, Phone:033-  
40031212, Email:ro1013@sib.co.in**

**RO-KOL/262/ SH/ SAR/ SALE/ 01 /2022-23**

**Date:28.02.2023**

**(BY REGISTERED POST WITH AD)**

**TENDER CUM AUCTION SALE NOTICE**

WHEREAS the Authorised Officer of the Bank(hereinafter referred as AO) had issued, Demand Notice dated 05-11-2021 to Borrower (1) M/s Bentwood Seating System (P) Ltd, 135 A, BRB Basu Road, 2nd Floor, Kolkata, West Bengal – 700001 Also at 147 Nilgunj Road, Hind Ceramic Compound Kamarhati, Belghoria, Kolkata, West Bengal- 700056 Also at Talbanda Industrial Estate, Bodai Panchayath Road, Ghola, (24 Parganas North), Ghola, West Bengal-700001 and Guarantors (2) Payal Sonthalia 36/1, Vivekananda Road, Kolkata- 700007 (3) Anuj Sonthalia 36/1, Vivekananda Road, Kolkata- 700007 (4) Rajendra Prakash 36/1, Vivekananda Road, Kolkata- 700007 (5) Sudha Devi 36/1, Vivekananda Road, Kolkata- 700007 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 symbolic 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 **02-03-2022**.

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. 6,32,30,318.16 (Rupees Six Crore Thirty Two Lakhs Thirty Thousand Three Hundred and Eighteen and paise Sixteen Only) as on 05.07.2022, in the Account maintained with Branch:Kolkata-Brabourne Road 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	<b>M/s Bentwood Seating System (P) Ltd</b>
Description of property	All that part and parcel of land admeasuring about 80 Cottahs along with Industrial Buildings thereon in Bilkanda No. 1 Gram Panchayat with built-up area admeasuring 49238 sq. ft. (approx) along with all other

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Authorised Officer  
Kolkata Regional Office

	<p>constructions, improvements, easementary rights existing and appurtenant thereon situated in Mouza- Jugbaria, J L No.- 29, R.S. No.- 59, Touzi No.- 169, R.S Dag Nos. 66,194,67,63, 63/572, 64, 57, 65, &amp; 201, L. R. Khatian No.- 468, Talbanga Industrial Estate, 1st Bye Lane (West), P.O- Jugbaria, P.S.- Ghola, Registry office ADSR Barrackpore Under Bilkanda No. 1 Gram Panchayat, within North 24 Parganas District and owned by M/s Bentwood Seating System (P) Ltd morefully described in 1. Sale Deed no 1958/2004 dated 16-04-2004</p> <p>2. Sale Deed no 1957/2004 dated 16-04-2004</p> <p>3. Sale Deed no 3249/2004 dated 10-06-2004</p> <p>4. Sale Deed no. 3251/2004 dated 11-06-2004</p> <p>5. Sale Deed no. 3250/2004 dated 28-07-2004</p> <p>6. Sale Deed no 3254/2004 dated 28-07-2004</p> <p>7. Sale Deed no 3252/2004 dated 28-07-2004</p> <p>All registered in the office of the District Sub Registrar 1 Barasat and bounded on</p> <p>North: Common Passage</p> <p>South: Common Passage</p> <p>East: Property of Bhowmick Enterprises</p> <p>West: Common Passage</p>
Reserve Price	<b>Rs. 5,23,88,000 (Rupees Five Crores Twenty Three Lacs Eighty Eight Thousand Only)</b>
Earnest Money Deposit (EMD)	<p><b>Rs. 52,38,800 (Rupees Fifty Two Lacs Thirty Eight Thousand Eight Hundred Only)</b></p> <p>shall be paid on or before 11:30 AM on 07.04.2023 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: SIBL0000129).</p>
Date and Place of Sale	07.04.2023 at 1 PM at Kolkata Regional Office of <b>The South Indian Bank Ltd</b>

#### 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

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Website/ **Branch:Kolkata-Brabourne Road** at Door No. 2, Ward No. 45, Oswal Chambers, Church lane, G.P.O, Kolkata, West Bengal-700001 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- GC Avenue (IFSC Code: SIBL0000129)
- 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 11.30 AM on 07.04.2023
- 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 07.04.2023 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/

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- 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 till 27.02.2023 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., Contact No: 9497484407 during working hours or may contact **Mr. Sudarshan Gupta** at **The South Indian Bank Ltd.**, Regional Office Kolkata , **Contact No: 8472012221.**

**Date: 28.02.2023**

**Place: Kolkata**

  
For THE SOUTH INDIAN BANK LTD  
**AUTHORISED OFFICER**  
**(CHIEF MANAGER)**  
Authorised Officer  
Kolkata Regional Office