

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank had issued Demand Notice dated 16.06.2021 to the borrowers/guarantors: (1) MARIYA EXIM PRIVATE LIMITED, Represented by its Directors (MOHAMMAD NAIMUDDIN KHAN AND MARIYA BEGAM) PREMISE NO. 37 A BENTINCK STREET 2ND FLOOR ROOM NO 211 KOLKATA WEST BENGAL 700069 ALSO at PO KHANJANCHAK PS DURGACHACKHALDIA, PURBA MEDINIPUR WEST BENGAL 721602, guarantors (2) MOHAMMAD NAIMUDDIN KHAN S/O GOLAM MURSID KHAN BASUDEVPUR, HALDIA (M) KHANJANCHAK PURBA MEDINIPUR WEST BENGAL 721602 (3) MARIYA BEGUM W/O MOHAMMAD NAIMUDDIN KHAN BASUDEVPUR, HALDIA (M) KHANJANCHAK PURBA MEDINIPUR WEST BENGAL 721602 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 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 27.10.2021.

AND WHEREAS, the borrowers/guarantor 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" "whatever there is" condition, on the date and at the place mentioned herein below for realization of a sum of **Rs 4,12,62,911.50** (Rupees Four Crore, Twelve Lakh Lakhs Sixty Two Thousand Nine Hundred and Eleven and Paise Fifty only) as on 04.03.2022 with further interest, costs and legal charges, subject to the following terms and conditions: -

Name of Property Owner	Mohamad Naimuddin Khan and Mariya Begam,
Description of property	a) All that part and parcel of land admeasuring 10 decimals out of total extent 13.5 decimals in Plot/Dag No.3129, Khatian no 5293, J L No.126 at Mouza Basudevur, Ward No.10 of Haldia Municipality PS Durgachak, District Medinipur, in the name of Mohamad Naimuddin Khan, vide Sale Deed dated 16.12.2015 registered in Book-I, Volume Number 1106-2015, Page from 74361 to 74375 being No 110606604 for the year 2015 of ADSR Sutahata. b) All that part and parcel of land admeasuring 20 decimals out of total extent 21.5 decimals in Plot/Dag No.3129, Khatian No 7264, J L No.126 at Mouza Basudevur, Ward No.10 of Haldia Municipality PS Durgachak, District Purba Medinipur, in the name of Mariya Begam, vide : (i) Sale Deed dated 16.12.2015 registered in Book-I, Volume Number 1106-2015, Page from 74285 to 74299 being No 110606603 for the year 2015 of ADSR Sutahata. (ii) Sale Deed dated 14.01.2016 registered in Book-I, Volume Number 1106-2016, Page from 4494 to 4508 being No 110600259 for the year 2016 of ADSR Sutahata
Reserve Price	Rs 90,00,000.00 (Rupees Ninety Lakhs Only.)
Earnest Money Deposit (EMD)	Rs. 9,00,000.00/- (Rupees Nine Lakhs Only) by way of RTGS/DD favouring "Authorised Officer, The South Indian Bank Ltd." Payable at GC Avenue, Kolkata.
Date and Place of Sale	17.11.2022 at 1 PM

The South Indian Bank Ltd.

Regd. Office:- SIB House, T.B Road, Mission Quarters, Thrissur, Kerala-680001, Ph: +91-487-2420020.

Regional Office:- 20A, Mother Teresa Sarani, Park Street Kolkata, West Bengal - 700016, Ph: 033- 40031212

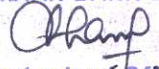
	At The South Indian Bank Limited, Regional Office Kolkata, Door No 20 A, Ward No 63, 1 st Floor Flat No1, Mother Teresa Sarani, Park Street Kolkata, West Bengal 700 016.
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TERMS AND CONDITIONS

- 1) The property will be sold on **"as is where is"** basis and **"as is what is"** **"whatever there 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, Branch at 10 Kali Krishna Tagore Street, Ground Floor, Marble House, Kolkata 700007 and Regional Office at Door No 20A Ward No 63 1st Floor Flat No1 Mother Teresa Sarani Park Street Kolkata West Bengal 700016 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 RTGS/DD drawn in favour of "The Authorised Officer, The South Indian Bank Ltd. (A/c No 0129073000010712 IFSC SIBL0000129)" payable at G C Avenue, Kolkata Branch.
- 5) Interested Tenderers shall submit Demand Draft/RTGS Receipt as the case may be for the EMD at The South Indian Bank Ltd Regional Office at Door No 20A, Ward No 63, 1st Floor, Flat No1, Mother Teresa Sarani, Park Street, Kolkata, West Bengal, 700016 along with the Tender in a sealed cover before 11:30 AM on 17.11.2022.
- 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 17.11.2022 at 1 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 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 name.
- 16) **The Authorised Officer has obtained EC/ search report regarding the property till 05.08.2022 and it contains no encumbrance.**
- 17) For any further information and for inspection of property, the intended Tenderers may contact the Authorised Officer (Mr Murali Mohan D Mobile: 9497424407) or Mr. Sudarshan Gupta (Mob No: 8472012221) or The South Indian Bank Ltd G C Avenue, Kolkata Branch (Tel : 033 - 22153152, 22153151) during working hours.

For THE SOUTH INDIAN BANK LTD.


Authorised Officer
Kolkata Regional Office

Date : 20.10.2022

AUTHORISED OFFICER

Place: Kolkata