

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank had issued Demand Notice dated 15.07.2021 to the borrowers/guarantors:

- 1) KHANDELWAL PROJECTS PRIVATE LIMITED, 2ND FLOOR ROOM NO 202, 2nd Floor, PREMISE NO 64A HEMANTA BASU SARANI BBD BAGH, KOLKATA WEST BENGAL 700001

ALSO AT:

VILL:GOBINDAPUR, PS DADPUR, DURGAPUR EXPRESS WAY-NH-2, NEAR DIAMOND HOTEL, HOOGHLY-712305

Guarantors

- 2) MR SHYAM LAL KHANDELWAL
P-201,GROUND FLOOR ,FLAT NO 1, CIT ROAD, SCHEME VIIM, BLOCK 1, KAKURGACHI WB-700054
- 3) MRS ARCHANA KHANDELWAL
P-201,GROUND FLOOR ,FLAT NO 1, CIT ROAD, SCHEME VIIM, BLOCK 1, KAKURGACHI WB-700054
- 4) MR SANDEEP KHANDELWAL
P-201,GROUND FLOOR ,FLAT NO 1, CIT ROAD, SCHEME VIIM, BLOCK 1, KAKURGACHI WB-700054

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 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 14.09.2022.

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" condition, on the date and at the place mentioned herein below for realization of a sum of Rs. 6,48,68,628.12 (Rupees Six Crore, Forty Eight Lakhs Sixty Eight Thousand Six Hundred and Twenty Eight. Paise Twelve only) as on 31.05.2022 with further interest and costs, subject to the following terms and conditions: -

Name of Property Owner	1) M/s KHANDELWAL PROJECTS PRIVATE LIMITED
Description/Schedule of property	<p style="text-align: center;"><u>Item No. I</u></p> <p>All that Residential Flat No.1 on the Ground Floor of the "Ridhi Sidhi Apartment" Premise No P-201, CIT Road, Scheme VIIM admeasuring more or less 820 Sq ft (super built up area being more or less 902 Sq ft) comprised in Holding No.10 (portion) in Sub Division-II, Division-2, Dihi Panchanangram, P S Manicktola, ADSR Office-Sealdah, within Ward No 32 under Kolkata Municipal Corporation, District South 24 Parganas in the name of Mr Shyam Lal Khandelwal, Mrs,Archana</p>

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



	<p>Khandelwal and Mr. Sandeep Khandelwal vide Deed of Sale registered in the office of ARA-I, Kolkata and entered in Book _I, Volume No 21, Pages 1746 to 1762 being No. 09223 for the year 2009.</p> <p>Butted ad bounded:’</p> <p>Pm the North: By Flat No.2</p> <p>On the South: By Common Passage;</p> <p>On the East: By Common Passage;</p> <p>On the West: by Common passage</p> <p style="text-align: center;">ITEM No. II</p> <p>All that the said Residential Flat/Apartment No B-3 at block No.M 11 situated on the ground floor admeasuring a plinth area of about 64.41 Sq.mt equivalent to more or less 693.5 Sq ft with mosaic floor (super built up are being more or less 763 Sq.ft) consisting of one kitchen, one living cum dining, two bed room, one toilet, one WC and one balcony comprised within MOON BEAM East Horizon Housing Project pertaining to HIDCO Plot no.IIC/BLK/8, Premise No 02-0689 in Action Area IIC, New Town, Kolkata, Police Station Rajarhat, within Gram Panchayat Bishnupur Rajarhat-II, Mouza-Hidco formely Mouza-Raigachi, J L No.12 District-North 24 Parganas, Pin 700061, SRO-ADSR Rajarhat, Dist-Registration Office-DSR Barasat AND TOGETHER WITH all rights, liberties, benefits, privileges, easement AND the use and enjoyment of common areas and facilities/amenities attached and/or appurtenant to the said and the premises in the name of Sri. Shyamlal Khandelwal registered in Book -I, Volume Number 1904-2016, Page from 162489 to 162510 being no.190404561 for the year 2016 of ARA-IV Kolkata.</p> <p>The entire housing project (i.e MOONBEAM (MIG) UNDER EAST HORIZON HOUSING PROJECT) is</p> <p>Butted and bounded as follows :-</p> <p>ON THE NORTH :-Sewerage Treatment Plant ON THE EAST :-Canal Bank WalkWay and Peripheral Canal.</p> <p>ON THE SOUTH :- WBHB Land & Street No. 689 (40M wide) (20 M wide)</p> <p>ON THE WEST :- Street No.666</p>
Reserve Price	<p>Item No I - Rs 56,00,000.00/- (Rupees Fifty Six Lakhs Only)</p> <p>Item No II- Rs 36,00,000.00/- (Rupees Thirty Six Lakhs Only)</p>
Earnest Money Deposit (EMD)	<p>Item No I - Rs. 5,60,000.00/- (Rupees Five Lakhs Sixty Thousand) by way of RTGS/DD/NEFT favouring “Authorised Officer, The South Indian Bank Ltd.” Payable at GC Avenue, Kolkata.</p> <p>Item No. II- Rs 3,60,000.00/- (Rupees Three Lakh Sixty Thousand) by way of RTGS/DD/NEFT favouring “Authorised Officer, The South Indian Bank Ltd.” Payable at GC Avenue, Kolkata.</p>
Date and Place of Sale	<p>Item No I – 18.11.2022 at 1 PM</p> <p>Item No II- 18.11.2022 at 1:30 PM</p>

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

E mail:- sibcorporate@sib.co.in, ro1013@sib.co.in, Website:- www.southindianbank.com

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

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, Branch at 136/136A, Girish Ghosh Road, Don Bosco Campus, Liluah Howrah, West Bengal – 711204 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/NEFT/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/NEFT 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 18.11.2022 (For Both Item No I and II property)**
- 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 18.11.2022 at 1 PM and 1.30PM (For Item No, I and II property respectively)**. 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.

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



- 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 Item No. I and II property (till 07.10.2022) 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 (9497424407) or Mr. Sudarshan Gupta, Asst. Manager Legal (8472012221) during working hours.

Date: 10.10.2022

Place: Kolkata

(Authorised Officer)

THE SOUTH INDIAN BANK LTD.

Authorised
Kolkata Region

For THE SOUTH INDIAN BANK LTD.


Authorised Officer
Kolkata Regional Office