

**TENDER CUM AUCTION SALE NOTICE**

WHEREAS the Authorized Officer of the Bank had issued Demand Notice dated 04.06.2020 to the borrowers/guarantors:

1. M/s. Mehendi Diamonds Pvt.Ltd, 22, Ramlal Mukherjee Lane, Howrah – 711 106, West Bengal, .5<sup>th</sup> floor 112 Salkia school Road. Howrah – 711 106
2. Mr. Pankaj Verma, S/o late Biswanath Verma, Director: M/s. Mehendi Diamonds Pvt. Ltd., 13, Salkia School Road, Howrah – 711 106 5<sup>th</sup> floor 112 Salkia school Road. Howrah – 711 106
3. Mrs. Chandini Verma, W/o Pankaj Verma, Director: M/s. Mehendi Diamonds Pvt. Ltd., 13, Salkia School Road, Howrah – 711 106. .5<sup>th</sup> floor 112 Salkia school Road. Howrah – 711 106
4. Mr. Naresh Verma, S/o Late Bishwanath Verma, Director: M/s. Mehendi Diamonds Pvt. Ltd., 13, Salkia School Road, Howrah – 711 106 .5<sup>th</sup> floor 112 Salkia school Road. Howrah – 711 106
5. Mrs. Khushboo Verma, Director: M/s.Mehendi Diamonds Pvt. Ltd., 13, Salkia School Road, Howrah – 711 106. .5<sup>th</sup> floor 112 Salkia school Road. Howrah – 711 106

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 property described hereto as Item No. 1 taken on 22.06.2022 and symbolic possession of the immovable property described hereto as Item No.2 taken on 06.10.2020, under Section 13(4) of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002.

AND WHEREAS, the borrower/guarantors have failed to pay the amount in full, 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" 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.7,73,86,784.87/-(Rupees Seven Crore Seventy Three Lacs Eighty Six Thousand Seven Hundred Eighty Four and Eighty Seven paise only) as on 11.01.2023 with further interest, costs and legal charges, subject to the following terms and conditions: -

Subject to the following terms and conditions: -

ITEM No. 1	
Name of Property Owner	M/s. Mehendi Diamonds Pvt. Ltd
Description of property	All that Flat No. 101 and 102 on the entire 1 <sup>st</sup> Floor measuring about 3875 sq.ft. (including super built up area) on East Facing side together with 1 open car parking space measuring 80 sq.ft. on the southern side of 17 ft. wide passage in the building together with undivided proportionate impartable share in the land (together with right to common areas) underneath the flat admeasuring 7 Cottah 4 Chittacks at 42 Sq. ft. in Mouza Golabari, Dag Nos 86,87,88, Khatian No 76, Sheet No. 22, JL No. 196, at Municipal Holding No.



**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](http://www.southindianbank.com)

	109/1, Salkia School Road, P.S Golabari, District Howrah within Howrah Municipal Corporation Ward No. 12, owned by M/s Mehandi Diamonds (P) Ltd more particularly described in the Deed of Sale dated 7 <sup>th</sup> November, 2013 registered at the Office of District Sub-Registrar, Howrah bearing the number 09948 for 2013 (Registered in Book-I, CD Volume number 33, Page from 4899 to 4943) and <b>land</b> is bounded as follows:  On the North : Ram Sita Mandir On the South : 4 ft Common Passage On the East : Premises No109, Salkia School Road Howrah On the West : 4/3, Krishna Mitra Lane.
Reserve Price	Rs.1,56,14,000/- (Rupees One Crore Fifty Six Lakh Fourteen Thousand only)
Earnest Money Deposit (EMD)	Rs.15,61,400/- (Rupees Fifteen Lacs Sixty One Thousand Four Hundred only)
Date and Place of Sale	20.02.2023 at 12.00 noon  At The South Indian Bank Ltd, Regional Office at Door No 20A, Ward No 63, 1 <sup>st</sup> Floor, Flat No1, Mother Teresa Sarani, Park Street, Kolkata, West Bengal, 700016

**ITEM NO. 2**

Name of Property Owner	Mehandi Diamonds (P) Ltd.
Description of Property	All That Flat being No. 'G-01' on the entire ground floor admeasuring 1383 sq.ft (including super built up area) on East Facing side of the building together with undivided proportionate impartable share in the land admeasuring 7 Cottah 4 Chittacks 42 sq.ft underneath the flat together with right of common area in the buildings and the lands in Mouza Golabari, Dag Nos 86,87,88 under Khatian No. 76 Sheet No. 22 JL No. 196 at Municipal Holding No. 109/1, Salkia School Road, PS-Golabari, District Howrah, owned by M/s Mehandi Diamonds (P) Ltd more particularly described in the Deed of Sale dated 07.11.2013 registered at Office of DSR Howrah bearing the Document No. I-09949 of 2013 and bounded as follows:-  On the North: Salkia Tarun Dal Primary School On the South : Passage of Building On the East : Building Entrance On the West: Salkia Tarun Dal Primary School
Reserve Price	Rs.43,56,000/- (Rupees Forty Three Lakh Fifty Six Thousand only)

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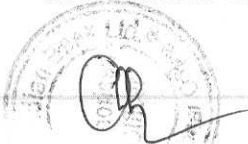
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Corporate Identity Number: L65191KL1929PLC001017

Earnest Money Deposit (EMD)	Rs.4,35,600/- (Rupees Four Lakh Thirty Five Thousand Six Hundred only)
Date and Place of Sale	20.02.2023 at 12.30 P.M.  At The South Indian Bank Ltd, Regional Office at Door No 20A, Ward No 63, 1 <sup>st</sup> Floor, Flat No1, Mother Teresa Sarani, Park Street, Kolkata, West Bengal, 700016

**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 Bidhannagar, Biswanath Building, Plot No.7, Block EN, Sector -V, Salt Lake, Kolkata, Pin-700091, and Regional Office at Door No 20A Ward No 63 1<sup>st</sup> 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, 1<sup>st</sup> 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 20.02.2023 as to Item No. 1 and Item No. 2 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 Authorized Officer on 20.02.2023 at 12.00 noon as to Item No. 1 property and at 12.30 PM as to Item No. 2 property. 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.



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- 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 following properties and the details are as follows:
  - (a) EC / Search report as to Item No. 1 property is obtained from 01.01.2019 to 06.08.2022 and contains no encumbrances;
  - (b) EC / Search report as to Item No. 2 property is obtained from 01.01.2018 to 08.01.2023 and contains no encumbrances;

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. Soumya Sankar Banerjee ( Mob No: 9049531538) or The South Indian Bank Ltd BidhanNagar Branch (Tel : 033 23576547) during working hours.

Date : 11.01.2023

Place: Kolkata

AUTHORISED OFFICER

For THE SOUTH INDIAN BANK LTD.

  
Authorised Officer  
Kolkata Regional Office

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