

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, 5th 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 5th 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. 5th 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 5th 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. 5th 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 symbolic possession of the immovable property, 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 06.10.2020 .

AND WHEREAS, the borrower/guarantors 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.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: -

Name of Property Owner	Mr. Pankaj Verma and Mr. Naresh Verma
Description of property	All That one self contained residential flat being Flat no 2A measuring about 1680 sq. feet, more or less on the 2 nd floor (mosaic) of the building named and known as 'Sukhsagar' together with proportionate undivided and impartible share of the land measuring about 6 Cottahs comprised in Municipal Premises/Holding No 13, Salkia School Road, Howrah 711 106 under Municipal Ward no 12, within the limits of the Howrah Municipal Corporation, under the P.S. Golabari, District Howrah in the name of Mr. Pankaj Verma and Mr. Naresh Verma vide Deed of Gift dated 17.11.2014 at registered at DSR Howrah bearing Document No. 10114 for 2014 (Book-I CD Volume Number 34 Page from 2319-2335) and the land is bounded by:



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

Corporate Identity Number: L65101KL1020PLC001017

	On the North : By 13/ 1, Salkia School Road On the East : By Hooghly Docking and Engg.Co.Ltd. On the South: By 12, Salkia School Road On the West: By Salkia School Road
Reserve Price	Rs.52,92,000/- (Rupees Fifty Two Lakh Ninety Two thousand only)
Earnest Money Deposit (EMD)	Rs.5,29,200/- (Rupees Five Lakh Twenty Nine Thousand Two Hundred only)
Date and Place of Sale	22.02.2023 at 12.00 noon At The South Indian Bank Ltd. Regional Office at Door No 20A, Ward No 63, 1 st 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 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 22.02.2023**
- 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.**


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- 8) The Sealed Tenders will be opened by the Authorized Officer on 22.02.2023 at 12.00 noon. 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.
—The Successful Tenderer shall, at his cost, get the Electricity/ Water/-Sewerage connection etc. and any other common services transferred in his name.
- 15) The Authorised Officer has obtained EC / Search Report regarding the property 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 Bidhan Nagar Branch (Tel : 033 23576547) during working hours.

Date: 11.01.2023

For THE SOUTH INDIAN BANK LTD. AUTHORIZED OFFICER

Place: Kolkata


Authorized Officer
Kolkata Regional Office

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