

The South Indian Bank Ltd, Regional Office - Kolkata at Door No.20 A, Ward No.63, 1st Floor, Flat No.1, Park Street P.O, Kolkata, West Bengal, Pincode: 700016, Phone No: 033-40031212,22650050, Email: ro1013@sib.co.in

RO-KOL/156/ SH/ SAR/ SALE/ 02 /2023-24

Date:06.06.2023

**(BY REGISTERED POST WITH AD)**

**TENDER CUM AUCTION SALE NOTICE**

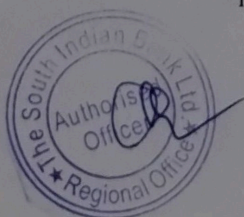
WHEREAS the Authorised Officer of the Bank (hereinafter referred as AO) had issued, Demand Notices dated 15-07-2021 to Borrower **[1] M/S KHADELWAL PROJECTS PRIVATE LIMITED**, 2ND FLOOR ROOM NO 202, 2ND FLOOR, PREMISE NO 64A, HEMANTA BASU SARANI, BBD BAGH, KOLKATA WEST BENGAL- 700001 Also at VIII:GOBINDAPUR , PS DADPUR, DURGAPUR EXPRESS WAY-NH-2, NEAR DIAMOND HOTEL, HOOGHLY-712305 and Guarantor(s) **[2] Mr. SHYAM LAL KHADELWAL**, DIRECTOR, M/S KHADELWAL PROJECTS PVT LTD, P-201, GROUND FLOOR, FLAT NO 1, CIT ROAD, SCHEME VIIM, BLOCK 1, KAKURGACHI, WEST BENGAL-700054 **[3] Mrs. ARCHANA KHADELWAL DIRECTOR**, M/S KHADELWAL PROJECTS PVT LTD P-201, GROUND FLOOR, FLAT NO 1, CIT ROAD, SCHEME VIIM, BLOCK 1, KAKURGACHI, WEST BENGAL-700054 **[4] Mr. SANDEEP KHADELWAL DIRECTOR**, M/S KHADELWAL PROJECTS PVT LTD P-201, GROUND FLOOR, FLAT NO 1, CIT ROAD, SCHEME VIIM, BLOCK 1, KAKURGACHI, WEST BENGAL-700054 under section 13(2) of the Securitization 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 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.6,48,68,628 (Rupees Six Crore Forty Eight Lakh Sixty Eight Thousand Six hundred and Twenty Eight Only) as on 01.08.2022, in the Account: **M/S KHADELWAL PROJECTS PRIVATE LIMITED** with Branch: (Liluah)Howrah, Kolkata 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>Mr Shyam Lal Khandelwal, Mrs, Archana Khandelwal and Mr. Sandeep Khandelwal</b>
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The South Indian Bank Ltd, REGD OFFICE, 'SIB HOUSE', TB Road, Mission Quarters, Thrissur-680 001  
Tel No: (0487) 2420020 E-mail: [sibcorporate@sib.co.in](mailto:sibcorporate@sib.co.in) Website: [www.southindianbank.com](http://www.southindianbank.com)  
Corporate Identity Number: L65191KL1929PLC001017



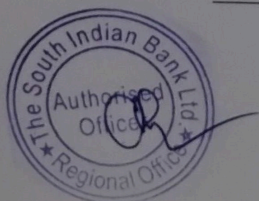


**The South Indian Bank Ltd, Regional Office - Kolkata** at Door No.20 A, Ward No.63, 1st Floor, Flat No.1, Park Street P.O, Kolkata, West Bengal, Pincode: 700016, Phone No: 033-40031212,22650050, Email: ro1013@sib.co.in

Description of property	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 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. Butted and bounded: Pm the North: By Flat No.2 On the South: By Common Passage; On the East: By Common Passage; On the West: by Common passage
Reserve Price	Rs: 40,00,000 (Rupees Forty Lacs Only)
Earnest Money Deposit (EMD)	Rs: 4,00,000 (Rupees Four Lacs Only) shall be paid on or before 11 AM on 26.06.2023 way of DD drawn in favour of "The Authorised Officer, The South Indian Bank Ltd." payable at G C Avenue, Kolkata Branch or through RTGS/NEFT to Account No 0129073000010712 held by 'The Authorised Officer' in The South Indian Bank Ltd, G C Avenue, Kolkata Branch (IFSC SIBL0000129).
Date and Place of Sale	26.06.2023 at 1PM at <b>The South Indian Bank Ltd</b> , Kolkata Regional Office bearing the address Door No.20 A, Ward No.63, 1st Floor, Flat No.1, Park Street P.O, Kolkata, West Bengal, Pincode: 700016

#### 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 Website/ **Branch: (Liluah) Howrah, Kolkata** at 136/136A, GIRISH GHOSH ROAD, DON BOSCO CAMPUS, LILUAH, HAORA, WEST BENGAL-711204 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,

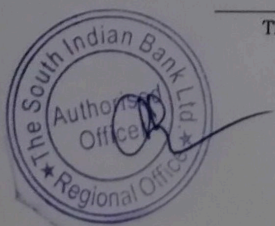


The South Indian Bank Ltd, REGD OFFICE, 'SIB HOUSE', TB Road, Mission Quarters, Thrissur-680 001  
Tel No: (0487) 2420020 E-mail: [sibcorporate@sib.co.in](mailto:sibcorporate@sib.co.in) Website: [www.southindianbank.com](http://www.southindianbank.com)  
**Corporate Identity Number: L65191KL1929PLC001017**



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- 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 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. Kolkata Regional Office along with the Tender in a sealed cover before 11 AM on 26.06.2023\_
  - 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 26.06.2023 at 11 AM/ 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.





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- 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 from 2019 to 2022 and it contains no encumbrance.
- 17) For any further information and for inspection of property, the intended Tenderers may contact the Authorised Officer of The South Indian Bank Ltd Contact No: 9497424407 during working hours or may contact **Mr. Sudarshan Gupta (Manager, Legal)** at **The South Indian Bank Ltd.** at 8472012221.

**Date: 06.06.2023**

**Place: Kolkata**

For THE SOUTH INDIAN BANK LTD.

**AUTHORISED OFFICER**  
**(CHIEF MANAGER)**

*[Signature]*  
Authorised Officer  
Kolkata Regional Office