

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank had issued Demand Notice dated 13.03.2018 to the borrowers/guarantors:

1. M/s Rajkissen Radhakissen Mitter & Co., Rep. by its partners Regd. Office: D No.21 Ganesh Chandra Avenue Kolkata West Bengal-700013,
- 2(a). Mr. Chitrak Mitra, Partner, M/s Rajkissen Radhakissen Mitter & Co., Residing at No.3 South End Park, Kolkata West Bengal-700029,
- 2(b). Mr. Chitrak Mitra, Proprietor, M/s Rajkissen Radhakissen Mitter & Co., [Sales and Services], D No.21 Ganesh Chandra Avenue Kolkata West Bengal-700013,
3. Mrs. Krishnapriya Mitra Partner, M/s Rajkissen Radhakissen Mitter & Co., Residing at No.3 South End Park, Kolkata West Bengal-700029
4. Mr. Rajdeep Mitra Partner, M/s Rajkissen Radhakissen Mitter & Co., Residing at No.3 South End Park, Kolkata West Bengal-700029

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 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 31.01.2019. Thereafter, District Magistrate South 24 Parganas vide Order No.262/SARFAESI had nominated an WBCS (Exe) officer to take possession of the secured asset and hand over the same to Authorised Officer of the secured creditor. Accordingly, physical possession of the secured asset was handed over to the Authorised Officer on 03.09.2021.

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.19,02,66,908.98/-(Rupees Nineteen Crore, Two Lakhs, Sixty Six Thousand, Nine hundred Eight and Paise Ninety Eight only) as on 30.12.2021 with further interest, costs and legal charges, subject to the following terms and conditions: -

Name of Property Owner	M/s Rajkissen Radhakissen Mitter & Co (represented by its partners Mr. Chitrak Mitra, Mrs Krishnapriya Mitra and Mr. Rajdeep Mitra)
Description of property	All the part and parcel of land admeasuring 58.93 cottahs (extent as per the title deeds) together with all buildings existing and or to be constructed thereon in future situated in Premises No.2, Khodagunj Road, P S Beliaghata, Registry Office-Sealdah within Kolkata Municipal Corporation, 24 Parganas (South); extent as per title deeds is comprised in 10 plots, which are lying adjacent to each other and clubbed together as a compact plot. bounded; On the North by :106, Beliaghata Main Road & 3/1, Khodagunj Road, On the East by: Khodagunj Road. On the South by:1/1,1/2,1/3,Khodagunj Road, On the West by : 47, Challapatty Road

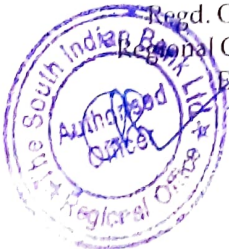
The South Indian Bank Ltd.

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: L65191KL1929PLC001017



Description of property as per title deeds comprised as follows :-

'A'

All the part and parcel of land admeasuring 5 Cottahs 13 Chittacks 20 Sq Ft together with all other improvements therein, situated in Plot No 1, being a portion of Premises No.2, Khodagunj Road, P S Beliaghata, Registry Office-Sealdah, within Kolkata Municipal Corporation, 24 Parganas (South) in the name of M/s Rajkissen Radhakissen Mitter and Co. more particularly described in Sale Deed No 6678/1990 dated 04.05.1990 of District Sub Registrar, Alipore and bounded;

On the North by: Premise No 3/1, Khodagunj Road.

On the East by: Khodagunj Road.

On the South by: Common Passage.

On the West by : Khodagunj Road, Plot No 2 and Premise No.2.

'B'

All the part and parcel of land admeasuring 5 Cottahs 13 Chittacks 20 Sq Ft together with all other improvements therein, situated in Plot No 2, being a portion of Premises No.2, Khodagunj Road, P S Beliaghata, Registry Office-Sealdah, within Kolkata Municipal Corporation, 24 Parganas (South) in the name of M/s Rajkissen Radhakissen Mitter and Co. more particularly described in Sale Deed No 6679/1990 dated 04.05.1990 of District Sub Registrar, Alipore and bounded;

On the North by: Premise No 3/1, Khodagunj Road.

On the East by: Plot No.1 being a portion of Premises No.2, Khodagunj Road.

On the South by: Common Passage.

On the West by : Partly by Plot No 3 being a portion of Premises No.2 Khodagunj Road

and Partly by Premise No.3/1 Khodagunj Road.

'C'

All the part and parcel of land admeasuring 5 Cottahs 13 Chittacks 20 Sq Ft together with all other improvements therein, situated in Plot No 3, being a portion of Premises No.2, Khodagunj Road, P S Beliaghata, Registry Office-Sealdah, within Kolkata Municipal Corporation, 24 Parganas (South) in the name of M/s Rajkissen Radhakissen Mitter and Co. more particularly described in Sale Deed No 6680/1990 dated 04.05.1990 of District Sub Registrar, Alipore and bounded;

On the North by: Premise No 3/1, Khodagunj Road.

On the East by: 2, Khodagunj Road.

On the South by: Common Passage.

On the West by : Partly by Premises No.106 Beliaghata Main Road and Partly by Plot No.4 being a portion of Premises No 2, Khodagunj Road.

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‘D’

All the part and parcel of land admeasuring 5 Cottahs 13 Chittacks 20 Sq Ft together with all other improvements therein, situated in Plot No 4, being a portion of Premises No.2, Khodagunj Road, P S Beliaghata, Registry Office-Sealdah, within Kolkata Municipal Corporation, 24 Parganas (South) in the name of M/s Rajkissen Radhakissen Mitter and Co. more particularly described in Sale Deed No 6681/1990 dated 04.05.1990 of District Sub Registrar, Alipore and bounded:

On the North by: Partly by Plot 3 being a portion of Premises No.2, Khodagunj Road and Partly by Premises No 106, Beliaghata Main Road,

On the East by: Partly by Plot No.3 of Premises No.2, Khodagunj Road and Partly by a common passage.

On the South by: Plot No 5 being a portion of Premise No.2, Khodagunj Road,

On the West by : Premises No 47, Choul Putty Road.

‘E’

All the part and parcel of land admeasuring 5 Cottahs 13 Chittacks 20 Sq Ft together with all other improvements therein, situated in Plot No 5, being a portion of Premises No.2, Khodagunj Road, P S Beliaghata, Registry Office-Sealdah, within Kolkata Municipal Corporation, 24 Parganas (South) in the name of M/s Rajkissen Radhakissen Mitter and Co. more particularly described in Sale Deed No 6682/1990 dated 04.05.1990 of District Sub Registrar, Alipore and bounded:

On the North by: Plot No 4 being portion of Premises No.2, Khodagunj Road,

On the East by: Common Passage.

On the South by: Plot No 6 being a portion of Premise No.2, Khodagunj Road

On the West by : Premises No 47, Choul Putty Road.

‘F’

All the part and parcel of land admeasuring 5 Cottahs 13 Chittacks 20 Sq Ft together with all other improvements therein, situated in Plot No 6, being a portion of Premises No.2, Khodagunj Road, P S Beliaghata, Registry Office-Sealdah, within Kolkata Municipal Corporation, 24 Parganas (South) in the name of M/s Rajkissen Radhakissen Mitter and Co. more particularly described in Sale Deed No 6683/1990 dated 04.05.1990 of District Sub Registrar, Alipore and bounded;

On the North by: Plot No 5 being a portion of Premises No.2, Khodagunj Road,

On the East by: Partly by a common passage and Partly by Plot No.7 being a portion of Premises No.2, Khodagunj Road,

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On the South by: Plot No 7 being a portion of Premise No.2, Khodagunj Road.

On the West by: Premises No 47, Choul Putty Road.

'G'

All the part and parcel of land admeasuring 5 Cottahs 13 Chittacks 20 Sq Ft together with all other improvements therein, situated in Plot No 7, being a portion of Premises No.2, Khodagunj Road, P S Beliaghata, Registry Office-Sealdah, within Kolkata Municipal Corporation, 24 Parganas (South) in the name of M/s Rajkissen Radhakissen Mitter and Co, more particularly described in Sale Deed No 6684/1990 dated 04.05.1990 of District Sub Registrar, Alipore and bounded;

On the North by: Partly by Plot No 6 being a portion of Premises No.2, Khodagunj Road and Partly by a Common passage.

On the East by: Premises No 1/1, 1/2 and 1/4, Khodagunj Road.

On the South by: Premises No 48 Choul Putty Road.

On the West by: Premises No 47, Choul Putty Road.

'H'

All the part and parcel of land admeasuring 5 Cottahs 13 Chittacks 20 Sq Ft together with all other improvements therein, situated in Plot No 8, being a portion of Premises No.2, Khodagunj Road, P S Beliaghata, Registry Office-Sealdah, within Kolkata Municipal Corporation, 24 Parganas (South) in the name of M/s Rajkissen Radhakissen Mitter and Co, more particularly described in Sale Deed No 6685/1990 dated 04.05.1990 of District Sub Registrar, Alipore and bounded;

On the North by: Common passage.

On the East by: Plot No 9 being a portion of Premise No.2, Khodagunj Road and Partly by Premises No 1/1, 1/2 and 1/4, Khodagunj Road,

On the South by: Premises No 1/1, 1/2 and 1/4, Khodagunj Road.

On the West by: Common Passage.

'I'

All the part and parcel of land admeasuring 5 Cottahs 13 Chittacks 20 Sq Ft together with all other improvements therein, situated in Plot No 9, being a portion of Premises No.2, Khodagunj Road, P S Beliaghata, Registry Office-Sealdah, within Kolkata Municipal Corporation, 24 Parganas (South) in the name of M/s Rajkissen Radhakissen Mitter and Co, more particularly described in Sale Deed No 6686/1990 dated 04.05.1990 of District Sub Registrar, Alipore and bounded;

On the North by: Common passage.

On the East by: Khodagunj Road.

On the South by: Premises No 1/1, 1/2 and 1/4, Khodagunj Road.

On the West by: Plot No 8 being a portion of Premises No.2 Khodagunj Road.

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	<p style="text-align: center;">‘J’</p> <p>All the part and parcel of land admeasuring 6 Cottahs 6 Chittacks together with all other improvements therein, being a portion of Premises No.2, Khodagunj Road, P S Beliaghata, Registry Office-Sealdah, within Kolkata Municipal Corporation, 24 Parganas (South) in the name of M/s Rajkissen Radhakissen Mitter and Co, more particularly described in Sale Deed No 6687/1990 dated 04.05.1990 of District Sub Registrar, Alipore and bounded;</p> <p>On the North by: Partly by Plot No's.1,2 and 3 being portions of Premises No.2 Khodagunj Road.</p> <p>On the East by: Khodagunj Road.</p> <p>On the South by: Partly by Plot No 8,9 and 7 being portions of Premises No.2, Khodagunj Road.</p> <p>On the West by : Partly by Plot Nos 4,5 and 6 being portions of Premises No.2, Khodagunj Road</p>
Reserve Price	Rs 8,27,38,000/- (Rupees Eight Crore, Twenty Seven Lakhs, Thirty Eight Thousand Only)
Earnest Money Deposit (EMD)	Rs.82,73,800/- (Rupees Eighty Two Lakhs, Seventy Three Thousand and Eight Hundred Only) by way of RTGS/DD favouring "Authorised Officer, The South Indian Bank Ltd." Payable at GC Avenue, Kolkata.
Date and Place of Sale	<p>29.06.2022 at 1 PM.</p> <p>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.</p>

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 P.B No:123, 1st Floor of 38 Jayasree House, Ganesh Chandra Avenue, Kolkata, Pin-700013, 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.

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- 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 29.06.2022.
- 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 29.06.2022 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 from 01.01.2012 to 12.06.2022 and it contains encumbrance as stated below:-**
Lease Deed No.-I-07032 of 2012(Serial No.06364 of 2012) registered in Additional Registrar of Assurance-I Kolkata; with respect to the godown (partly constructed brick built structure with corrugated tin sheds) having a super built up area of 5004 square feet situated at the south western corner of the subject property.
However, the said encumbrance has been created after mortgaging the property in favour of the bank and is not binding on the Bank. There is no encumbrance over the property to the knowledge of the bank other than those mentioned herein.

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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.

[Signature]
Authorised Officer
Kolkata Regional Office

AUTHORISED OFFICER

Date : 13.06.2022

Place: Kolkata