SOUTH INDIAN Bank

Experience Next Generation Banking

REGIONAL OFFICE, KOLKATA
Door No 20A, Ward No 63,
1st Floor Flat No 1
Mother Teresa Sarani,
Park Street Kolkata,
West Bengal 700 016
Phone: 033 - 40031212
Email:ro1013@sib.co.in

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank (hereinafter referred as AO) had issued Demand Notice dated 19.08.2017 to (1) M/s Purbanchal Udyog No.55, Ezra Street,4 th Floor Room No.2, Kolkata 700 001 Also at: Chatribari Road, Guwahati 781 001; Also at: Plot no.179, Opposite Hotel Seven Seas Near Bharat Apartment Gandhi Path, Vaishali Nagar, Jaipur 302 021 (2) Sri. Sandeep Das Mundhra (Partner of M/s Purbanchal Udyog) S/o Sri Mukund Das Mundhra at 3, Jamadar Khan Lane Rajasthali Apartments, Ballygunge Kolkata 700 019 (3) Sri. Mukund Das Mundhra (Partner of M/s Purbanchal Udyog) S/o Sri Thakur Das Mundhra at 3, Jamadar Khan Lane Rajasthali Apartments, Ballygunge Kolkata 700 019 (4) Sri. Navneet Das Mundhra (Guarantor) S/o Sri. Mukund Das Mundhra at 3, Jamadar Khan Lane Rajasthali Apartments, Ballygunge Kolkata 700 019 (5)Smt. Shakuntala Devi Mundhra (Guarantor) W/o Sri. Mukund Das Mundha at 3, Jamadar Khan Lane Rajasthali Apartments, Ballygunge Kolkata 700 019 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 30.12.2017.

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 12,15,30,327.76/- (Rupees Twelve Crore, Fifteen Lakhs, Thirty Thousand, Three Hundred Twenty Seven and Paisa Seventy Six Only) as on 06.09.2021 with further interest and costs, subject to the following terms and conditions: -

Name of Property Owner	Smt Shakuntala Das Mundhra
Description of property	All that piece and parcel of the Flat/Apartment numbers as 2, admeasuring 692 Sq.ft [526 Sq Ft as covered area and 166 Sq Ft as open terrace] on the 4th Floor of the building situated in Municipal Premises No 55, Ezra Street Kolkata together with proportionate undivided share in the land together with all the rights, easements and appurtenances and with all improvements made thereon, in the name of Smt Shakuntala Das Mundhra more fully described in Deed of Conveyance dated 05.09.2002 registered in the Office of Additional Registrar of Assurances, Calcutta as Document no. 2372 of 2003 and is bounded as follows: - On the North: Verandha of M/s Shree Trading Corporation; On the South: Verandha of Sri. Manumano Prasad Chharia;

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	On the East: Open Area; On the West: Room of Smt Sunanda Chatterjee; And the referred Premises No.55, Ezra Street, Kolkata is bounded as follows: On the North: Premises No.54, Ezra Street; On the South: Partly by 59 Ezra Street & Partly by 63/1 Ezra Street; On the East: Ezra Street-20 Feet Road; On the West: Partly by Premises No.4 Pollock Street, Partly by No.6 Pollock Street & Partly by Premises No 7 Pollock Street.
Reserve Price	Rs 83,59,360/- (Rupees Eighty Three Lakhs, Fifty Nine Thousand, Three Hundred and Sixty Only)
Earnest Money Deposit (EMD)	Rs 8,35,936/- (Rupees Eight Lakhs, Thirty Five Thousand, Nine Hundred and Thirty Six Only) by way of RTGS/DD/NEFT favouring "Authorised Officer, The South Indian Bank Ltd." Payable at GC Avenue Kolkata
Date and Place of Sale	**30/09/2021** 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 Phone: 033 – 40031212 Email ro1013@sib.co.in

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

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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 cum Auction Sale Notice which is published by the Bank in its Website/Branch at Vaishno Chambers, 6 Brabourne Road Kolkata-700 001 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 NEFT/RTGS [Account Number 0129073000010712, IFSC Code SIBL0000129]/Demand Draft drawn in favour of "The Authorised Officer, The South Indian Bank Ltd." payable at GC Avenue Kolkata.
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 30/09/2021.
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 30/09/2021 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.

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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/ Sewarage connection etc. and any other common services transferred in his name.
16) The Authorised Officer has obtained EC/ search report regarding the property from 2017 **to 12.03.2021** and it contains no encumbrance.
17) For any further information and for inspection of property, the intended tenderers may contact the Authorised Officer at Regional Office or Senior Manager, The South Indian Bank Ltd Brabourne Road Branch (Tel:+91-9711367789) during working hours.

For THE SOUTH INDIAN BANK LTD.

Authorised Officer
Kolkata Regional Office

Date: 07.09.2021

Place: Kolkata

AUTHORISED OFFICER

(ASSISTANT GENERAL MANAGER)