

APPENDIX IV-A
[Refer proviso to rule 8(6)]
SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive possession of which has been taken by the Authorised Officer of CSB Bank Limited, formerly The Catholic Syrian Bank Ltd., Secured Creditor, will be sold on **04.09.2020** "As is where is", "As is what is", and "Whatever there is" for recovery of **Rs. 3,63,85,499.74 as on 11.08.2020** due to CSB Bank Limited, formerly The Catholic Syrian Bank Ltd., Salt Lake City Branch, BF- 25, Ground Floor, Sector -1, Salt Lake City, Kolkata – 700064, Secured Creditor from Borrowers **M/s. Pelican Engineers (Partnership Firm)**, 158F, APC Road, Kolkata-700004, Sri Vinod Kumar Ghai (now deceased) through legal heirs a) Mr. Jyoti Ghai, S/o Mr. Vinod Kumar Ghai, CL 271, Sector II, Salt Lake City, Kolkata-700091 b) Mrs. Kiran Ghai, wife of Late Mr. Vinod Kumar Ghai, CL 271, Sector II, Salt Lake City, Kolkata-700091, Mr. Deepak Ghai S/o Late Vinod Kumar Ghai, CL 271, Sector II, Salt Lake City, Kolkata-700091 and Guarantor Mrs. Nandini Ghai W/o Deepak Ghai, R/o. CL 271, Sector -II, Salt Lake City, Kolkata -700091

The reserve price will be **Rs.50,00,000.00** (Rupees Fifty Lakh only) and the earnest money deposit will be **Rs. 5,00,000.00** (Rupees Five Lakh only)

(Description of Immovable Property)

1. All that piece and parcel of land measuring 2 Sataks and factory Shed constructed thereon, comprised in R.S. Hal Dag No.34, appertaining to Khatian No.560, which recorded in L.R. Settlement as the Dag No. 191, Khatian No.53, lying in J.L No.67, situated at Mouza Sahana Chanditala, Hooghly District in the ownership of Mr Deepak Ghai. [more fully described in schedule of sale deed Reg No.6077/2008 (SI No. 825/2008) of SRO, Janai]
2. All that piece and parcel of land measuring 15 Sataks equivalent to 9 Cottahs out of 30 Sataks, comprised in R.S.No.34,L.R.Dag No.191, under Khatian No.251, New L.R.Khatian No.766 of Mouza Sahana,under Police Station Chanditala, Hooghly District, J.L.No.67 under Kapasharia Gram Panchayat in the ownership of Mr Deepak Ghai & Mr Vinod Ghai (more fully decribed in schedule of Sale Deeds Reg Nos.4292/2003 and 4487/2006 of Addl. Dist. Sub Regr. Janai).
3. All that piece and parcel of land measuring 7.20 Sataks, Comprised in R.S.Dag No. 34, corresponding to L.R. Darg No.191 under Hal.L.R. Khatian No. 784,785,786 lying and situated at Mouza Sahana, J.L.No. 67, P.S. Chanditala, Hooghly District in the ownership of Mr Deepak Ghai and Mrs Nandini Ghai (more fully described in schedule of Sale Deed Reg No. 3767/2009 SRO, Janai of Addl. Dist. Sub. Regr. Janai) and bounded as under

on the NORTH - by vacant land of Mr Ananda Mukherjee.
on the SOUTH - by ADJ.L/BLDG of M/s Mahabir Hotel.
on the EAST - by a pond of Mr Suresh Gupta
on the WEST - by Vacant land of late Ram Das & 9.14 mtr wide service road.

No known encumbrances over the properties.

For detailed terms and conditions of the sale, please refer to the link provided in CSB Bank Limited, formerly The Catholic Syrian Bank Ltd., Secured Creditor's website i.e www.csb.co.in

Date: 14.08.2020

Place: Kolkata

Authorised Officer
CSB Bank Limited

Details of opening Tender

Place of Auction	Date and Time
CSB Bank Limited, formerly The Catholic Syrian Bank Ltd., Salt Lake City Branch, BF- 25, Ground Floor, Sector -1, Salt Lake City, Kolkata - 700064	04.09.2020 at 11.30 a.m.

Reserve Price : **Rs.50,00,000.00** (Rupees Fifty Lakh only)

Earnest money : **Rs 5,00,000.00** (Rupees Five Lakh only)

TERMS AND CONDITIONS

- a. The intending bidders should submit their request/application in the prescribed tender application form in a sealed cover superscribing "Sale – A/c of "M/s Pelican Engineers (Partnership Firm" to the Branch Manager, CSB Bank Limited formerly The Catholic Syrian Bank Ltd, Salt Lake City Branch on any working day during office hours on or before 03.09.2020. Along with the application, Earnest Money Deposit (EMD) of **Rs 5,00,000.00** being 10% of the Reserve Price by way of Banker's Cheque/ Demand Draft favouring " CSB Bank Limited Salt Lake City, payable at Salt Lake City shall also be submitted. DD Number, date and name of drawer bank should be superscribed on the cover. The tender application form and letter of authority can be obtained from the Authorised Officer or Branch Manager, CSB Bank Limited formerly The Catholic Syrian Bank Ltd, Salt Lake City Branch on any working day during office hours on or before 03.09.2020. The EMD is refundable, if the bid is not successful. The EMD shall be liable for forfeiture without any prior notice if the successful bidder fails to adhere to the terms of sale, time and commits default in any manner;
- b. The sealed tenders will be opened by the Authorised Officer on 04.09.2020 at 11.30 a.m in the presence of the available/attending bidders or their representatives. The authorized representatives must carry with themselves letter of authority in the prescribed format from the principal bidder with necessary proof of identification.
- c. Along with the offer document, the intending purchaser shall also attach a copy of the PAN card issued by the Income Tax Department and also his/her identity proof and proof of residence.
- d. After opening the tender the Authorised officer has absolute discretion to negotiate or to raise the tender amount/permit inter se bidding among the participants to get the maximum revised offer/price for the property.
- e. The successful bidder shall deposit 25% of the bid amount including EMD immediately on the sale being knocked down in his/her favour on the same day or not later than next working day and the balance on or before 15 days from the date of confirmation of sale of the immovable property or such extended period as stipulated in the relevant provisions of SARFAESI Rules 2002. Payment is to be made to the Authorised Officer in the form of Banker's Cheque/Demand Draft favouring "CSB Bank Limited., payable at Salt Lake City". In case of default, all amounts deposited till then will be forfeited without any prior notice;
- f. The immovable property described herein above shall remain and be at sole risk of the successful purchaser in all respects including loss or damage caused by fire, theft or other accidents and risk from the date of confirmation of sale by the Authorised Officer.
- g. The successful bidder shall bear the charges/fees payable for conveyance such as stamp duty, registration fees etc as applicable as per law.
- h. The Authorised Officer has the absolute right to accept or reject the bid or adjourn/postpone the auction without assigning any reason therefore and also to modify any terms and conditions of the sale without any prior notice;
- i. Sale is subject to confirmation by the bank.
- j. Sale of properties shall be as under "As is where is", "As is what is", and "Whatever there is" including encumbrances if any;
- k. The Bank will not be responsible for any charges, lien, Encumbrance, property tax, or any other dues to the government or anybody in respect of the property under sale.
- l. The buyer/s should satisfy themselves on the extent, title, ownership, statutory approvals etc and existence of any encumbrances, property tax or any other dues to the government or anybody in respect of the property under Sale.
- m. Sale shall not be accepted if the bid is below the reserve price.
- n. The property can be inspected on 03.09.2020 between 1 P M and 5 P M purchasers who are interested may contact the Branch Manager, Salt Lake City Branch before the date of inspection.
- o. For any other information contact: Branch Manager, CSB Bank Limited, formerly The Catholic Syrian Bank Ltd., Salt Lake City Branch, BF- 25, Ground Floor, Sector -1, Salt Lake City, Kolkata - 700064

Date: 14.09.2020

Authorised Officer

Place: Kolkata