

TENDERCUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank (hereinafter referred as AO) had issued Demand Notice dated 19.09.2018 to **(1) Mr. Christopher T.S., Proprietor of M/s. Twenty 4 Luggages**, (i) At 28, 9th Main Road, 4th Block, Jayanagar, Bangalore - 560 011, and residing at A Flat 447, 4th Floor, Ranka Colony, Bilekahalli, Bannarghatta Main Road, Bangalore - 560076; **(2) Mrs. Poornima Christopher, W/o. Christopher T S, Proprietor of Poonams**, at (i) 152, 9th Main, 6th Sector, HSR Layout, Bangalore - 560 102, and residing at: A Flat 447, 4th Floor, Ranka Colony, Bilekahalli, Bannarghatta Main Road, Bangalore - 560 076. & **(3) M/s. J. P. Collections**, a partnership firm represented by its Partners Mrs. Poornima Christopher and Mr. Christopher T S, No. 117/1, Doddakenalli, Carmelram Post, Sarjapur Road - 560035 and residing at A Flat 447, 4th Floor, Ranka Colony, Bilekahalli, Bannarghatta Main Road, Bangalore - 560 076 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 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 11.03.2019.

AND WHEREAS, the borrower/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. 2,96,54,791.45 (Rupees Two Crore Ninety Six Lakh Fifty Four Thousand Seven Hundred and Ninety One and forty five paise only) as on 01.01.2020 with further interest and costs, as per the following data, subject to the following terms and conditions: -

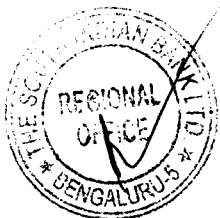
Sl. No.	Account Name	Nature of Facility	Balance outstanding as on 01.01.2020 (in Rupees)
01	J P Collections	CCOL (492.83.21)	1,34,10,930.99
02	J P Collections	Term Loan (492.652.228)	5,75,735.90
03	J P Collections	Term Loan (492.652.314)	23,33,225.00
04	Twenty 4 Luggages	CCOL (492.83.22)	89,14,752.00
05	Poonams	CCOL (492.83.27)	28,39,691.65
06	Poonams	Term Loan (492.652.201)	8,54,347.91
07	Poonams	Term Loan (492.652.271)	7,26,108.00
		TOTAL	2,96,54,791.45



Name of Property Owner	Christopher T S
Description of property	Equitable mortgage of all that piece and parcel of land with buildings and improvements thereon in Site E-2, Villa, site measuring 38 feet * 44 feet totaling 1672 Square feet within Ranga Colony, Bannarghatta Road, Bilekahalli, Bangalore under Bommanahalli City Municipal Council, Khata No 170, out of land covered by Sy No 13, 12, 8/1, 15/1B, 15/2B total of 11 Acres 10 guntas in Bilekahalli Village, Begur Hobli, Bangalore South Taluk Boundaries: East by Service Road & Apartment, West by: E-1 Villa, North by : Road and South by: E-4 Villa. The property is owned by Mr. Christopher T S under Sale Deed no. BNG(U) - BLR(S)/5978/2005-06 dt. 08.08.2005 in SRO Bangalore South - Bangalore Urban.
Reserve Price	Rs.2,00,00,000.00 (Rupees Two Crore only)
Earnest Money Deposit (EMD)	Rs.20,00,000.00 (Rupees Twenty Lakh only)
Date and Place of Sale	12.02.2020 at 11.15 A.M. At The South Indian Bank Ltd., Regional Office, SIB Arcade, #61, Wheeler Road, Cox Town, Bangalore - 560 005.

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 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 Electronic City at S.F.S School Campus, Huskur Gate Electronic City, Pincode:560100 and Bangalore Regional Office at SIB Arcade, #61, Wheeler Road, Cox Town, Bangalore - 560 005 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 DD drawn/RTGS in favour of "The Authorised Officer, The South Indian Bank Ltd."



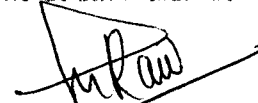
payable at Bangalore or by RTGS in favour of 'The Authorised Officer' vide a/c. no. 0655073000000021 (IFSC: SIBL0000655).

- 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-Bangalore along with the Tender in a sealed cover before 11.00 AM on 12.02.2020. **The property details in brief shall be mentioned in the cover for easy identification.**
- 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 12.02.2020 at 11.15 AM. 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 01.04.1990 to 13.11.2019 and it contains no encumbrance.
- 17) For any further information and for inspection of property, the intended Tenderers may contact the Authorised Officer or The South Indian Bank Ltd., Branch Electronic City (080 27834600) during working hours.

For The South Indian Bank Ltd.


Authorised Officer

Date : 02.01.2020

Place : BANGALORE



**AUTHORISED OFFICER
(CHIEF MANAGER)**