

**TENDER CUM AUCTION SALE NOTICE**

WHEREAS the Authorised Officer of the Bank (hereinafter referred as AO) had issued Demand Notice dated 03.09.2020 to the borrower, **M/s. Traegen Systems Pvt Ltd.**, a private limited company having its registered office at: No. 209/C, First Floor, First Stage, 2<sup>nd</sup> Block, Teachers Colony, HBR Layout, Bangalore-560043 represented by its Directors Mr. Timothy Prabahar David Charles and Mr. Jefferson Eleazer Dharmaraj and Guarantors, **(1) Sri. Timothy Charles alias Timothy Prabahar David Charles**, S/o David Prabahar, 2B, Daffodils Apartment, Trinity Fortune Layout, Geddalahalli, Bangalore-560077, **(2) Sri. Jefferson Eleazer Dharmaraj**, S/o Philemon Vijayakumar Dharmaraj, No.40, Block 1, Blessing Garden, Off. Hennur Road, Byrathi, Bangalore-560077, and **(3) Sri. Philemon Vijayakumar Dharmaraj**, S/o Dharmaraj Samuel, No.40, Block 1, Blessing Garden, Byrathi, Bangalore-560077 (No. 2 and No.3 herein also as legal heirs of Late Emilet P Dharmaraj) and further, **(4) Sri. Nicholson Levi Dharmaraj**, S/o Philemon Vijayakumar Dharmaraj, **(5) Sri. Anderson Ebenezer Dharmaraj**, S/o. Philemon Vijayakumar Dharmaraj, (No. 4 & 5 herein residing at: No.40, Block 1, Blessing Garden, Off. Hennur Road, Byrathi, Bangalore-560077 and Also at: No.26, Block 1, Blessing Garden, Byrathi, Bangalore-560077) No.4 & No.5 being the legal heirs of Late Emilet P Dharmaraj to the extent of the estate inherited from Late Emilet P Dharmaraj, who was a guarantor, and also calling upon the borrowers, **(1) Sri. Timothy Charles alias Timothy Prabahar David Charles**, S/o David Prabahar, 2B, Daffodils Apartment, Trinity Fortune Layout, Geddalahalli, Bangalore-560077 and **(2) Sri. Jefferson Eleazer Dharmaraj**, S/o Philemon Vijayakumar Dharmaraj, No.40, Block 1, Blessing Garden, Off. Hennur Road, Byrathi, Bangalore-560077 and Guarantors **(3) Sri Philemon Vijayakumar Dharmaraj**, S/o Dharmaraj Samuel, No.40, Block 1, Blessing Garden, Byrathi, Bangalore-560077 (No. 2 and No.3 herein also as legal heirs of Late Emilet P Dharmaraj) and further, **(4) Sri. Nicholson Levi Dharmaraj**, S/o Philemon Vijayakumar Dharmaraj and **(5) Sri. Anderson Ebenezer Dharmaraj**, S/o Philemon Vijayakumar Dharmaraj, (No. 4 & 5 herein residing at: No.40, Block 1, Blessing Garden, Off. Hennur Road, Byrathi, Bangalore-560077 and Also at: No.26, Block 1, Blessing Garden, Byrathi, Bangalore-560077) No. 4 & 5 being the legal heirs of Late Emilet P Dharmaraj to the extent of the estate inherited from Late Emilet P Dharmaraj, who was a guarantor, 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 property described hereto in the schedule, under Section 13(4) of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on 30.04.2022.



AND WHEREAS, the Borrower /Guarantors / Legal Heirs have failed to pay the amount in full, 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" basis and "as is what is" condition, on the date and at the place mentioned herein below for realization of a sum of **Rs.4,93,05,717.11 (Rupees Four Crore Ninety Three Lakh Five Thousand Seven Hundred Seventeen and paise eleven only)** as on **28.02.2023** with further interest and costs, subject to the following terms and conditions: -

Name of Property Owner	1. Smt. Emilet Philemon Dharmaraj 2. Sri. Philemon Vijayakumar Dharmaraj
Description of property	<p>A. All that piece and parcel of land bearing Site No.26, Assessment No.84 in house list Khata No.317 measuring East to West:47.5 feet and North to South:30 feet totally admeasuring 1425 Sq.ft. along with building admeasuring approx. 1044 Sq.ft and other usufructs and improvements thereon, Situated at Byrathi Village, Bidarahalli Hobli, Bangalore East Taluk in the name of Smt. Emilet Philemon Dharmaraj (now represented by her legal heirs) vide Sale Deed no.1880/2004-05 dated 24.04.2004 of SRO K R Puram, Bangalore and bounded on the North by Private Property, South by Site No.27, East by Site No.41 and West by 25 feet Road.</p> <p>B. All that part and parcel of land bearing Site No.27,28,29,38,39 &amp; 40 in Property No.84, House List Khata No.317, wherein Site No.27,28,39 and 40 measuring East to West:85 feet and North to South: Eastern Side 53 feet and Western Side 60 feet, admeasuring approx. 4802 Sq.ft., and Site No.38 and 29 measuring East to West: 85 feet and North to South 30 feet, admeasuring 2550 Sq. ft., totally admeasuring 7352 Sq.ft., along with building admeasuring approx. 4468 Sq.ft and other usufructs and improvements thereon, Situated at Byrathi Village, Bidarahalli Hobli, Bangalore South Taluk in the name of Sri Philemon Vijayakumar Dharmaraj vide Sale Deed no.4151/2003-04 dated 04.06.2003 of SRO K R Puram, Bangalore.</p> <p><u>Site No.38 &amp; 29 bounded on the:</u> East by 30 feet Road, West by 25 feet Road, North by Site No.39 &amp; 28 and South by 30 feet Road</p>



	<u>Site No.27,28,39 &amp; 40 bounded on the:</u> East by 30 feet Road, West by 25 Feet Road, North by Site No.26 & 41 and South by Site No.38 & 29
Reserve Price	Rs.3,98,50,000.00 (Rupees Three Crore Ninety Eight Lakh Fifty Thousand only)
Earnest Money Deposit (EMD)	Rs.39,85,000.00 (Rupees Thirty Nine Lakh Eighty Five Thousand only)
Date and Place of Sale	<b>20.03.2023 at 11.30 A.M.</b> At The South Indian Bank Ltd., Regional Office, No.61, SIB Arcade, 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 Kothanur Branch at Do.No.4-41/3, Hennur Main Road, Geddalalahally, Kothannur P.O., Bangalore, Karnataka- 560077 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 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, 1<sup>st</sup> Floor, SIB Arcade, #61, Wheeler Road, Cox Town, Bangalore - 560 005 along with the Tender in a sealed cover before **11:00 A.M. on 20.03.2023**. The property details in brief may be mentioned on



the cover for easy identification. Both A and B Item properties shall be sold as a single lot.

- 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 **20.03.2023 at 11.30 A.M.** 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 properties from 01.04.2004 to 01.07.2022 and it contains no encumbrance.
- 17) For any further information and for inspection of property, the intended Tenderers may contact the Authorised Officer (080-25479091/92 /9900931599/9774551353) or The South Indian Bank Ltd., Br. Kothanur (080 85465884) during working hours.

For The South Indian Bank Ltd.



Authorised Officer

Date: 01.03.2023

Place: BANGALORE

**AUTHORISED OFFICER  
(CHIEF MANAGER)**

