

**TENDER CUM AUCTION SALE NOTICE**

Whereas, the Authorised Officer of The South Indian Bank Ltd. under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of powers conferred under Section 13 (12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued following demand notices dated 19.07.2021 u/s. 13(2) of the Act in the below mentioned Accounts with Branch Hosur, calling upon the parties i.e. respective borrower/s and Guarantors to repay the amounts mentioned in the notices with further interest, penal interest and costs within 60 days from the date of receipt of the said notices.

**Parties**

**1. Sri Vishwanath G. alias K G Vishwanath, S/o. Gurappa,**  
1099/12, Narasamma Colony, Alasanatham, Hosur, Tamil Nadu - 635 109.  
Also at : 412/ 3, Alasantham Road, Hosur - 635 109.

**2. Sri Manjunatha K.G., alias Manjunatha, S/o. Gurappa ,**  
No.510/1A-3A, Thammanaikanapalli, Perandapalli Post, Hosur, Tamil Nadu - 635 109.  
Also at : 1099/12, Narasamma Colony, Alasanatham, Hosur - 635 109.

**3. Smt. Ellamma G., W/o. Gurappa,**  
3/481, Alasanatham Road, Hosur, Tamil Nadu - 635 109.  
Also at : 1099/11, Narasamma Colony, Alasanatham, Hosur, Tamil Nadu - 635 109

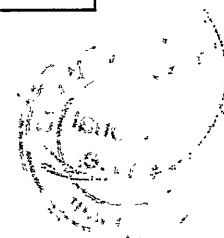
**4. Smt. Supriya S., W/o. Manjunatha K.G.,**  
No. 3/481, Alasantham Road, Hosur, Krishnagiri, Tamil Nadu - 635 109.  
Also at : D No. 6/243, Anusonai Bommathathanur, Bodichipalli, Denkanikottai, Krishnagiri - 635 113.

**5. Smt. Pushpa Nagaraju, D/o. Nagaraju,**  
3/887, Pillekodhur, Kammandoddi, Hosur, Krishnagiri Dist. - 635 109.

Demand Notice BLR:RO:SAR:153:21-22 Dated 19.07.2021 in the A/c: Sri Vishwanath				
Nature of facility	Capacity of Parties ( Party No.)		Notice Amount as on 18.07.2021	Present Balance as on 22.06.2023
	Borrower	Guarantor		
FSL Agri – I (0571652000000261) Limit: Rs.1,80,00,000.00	Vishwanath G. [No.1]	Manjunath a K G [No.2]	Rs.2,19,01,110.86	Rs. 2,74,95,655.66
KCC OD – I (0571656000000014) Limit: Rs.5,00,000.00		Ellamma G [No.3] Supriya	Rs.6,74,437.00	Rs. 8,16,318.00



KCC OD – II (0571656000000016) Limit: Rs.5,00,000.00		S[No.4] Pushpa Nagaraju [No.5]	Rs.6,61,523.00	Rs. 8,00,380.00
FSL Agri – II (0571652000000099) Limit: Rs.45,60,000.00	Vishwanath G. [No.1]	Manjunath a K G [No.2] Ellamma G [No.3] Supriya S[No.4]	Rs.34,16,852.11	Rs. 40,47,309.30
FSL Agri – III (0571652000000101) Limit: Rs.1,70,00,000.00			Rs.1,37,23,296.25	Rs. 1,17,84,462.38
FSL Agri - IV (0571652000000110) Limit: Rs.26,00,000.00			Rs.26,22,497.12	Rs. 34,94,334.59
Demand Notice BLR:RO:SAR:150:21-22 Dated 19.07.2021 in the A/c: Smt Ellamma G				
Nature of facility	Capacity of Parties( Party No.)		Notice Amount as on 18.07.2021	Present Balance as on 22.06.2023
	Borrower	Guarantor		
FSL Agri – I (0571652000000098) Limit:Rs.44,50,000.00	Ellamma.G [No:3]	Vishwanat h G [No:1] Manjunath a K G [No:2] Supriya S[No:4]	Rs.33,92,922.74	Rs. 40,35,532.34
FSL Agri – II (0571652000000151) Limit:Rs.85,00,000.00			Rs.90,76,674.12	Rs. 1,08,15,241.95
KCC OD – I (0571656000000015) LimitRs.5,00,000.00	Ellamma.G [No:3]	Vishwanat h G [No:1] Manjunath a K G [No:2] Supriya S[No:4] Pushpa Nagaraju[ No.5]	Rs.6,86,480.20	Rs. 8,31,980.20
KCC OD – II (0571656000000018) LimitRs.6,00,000.00			Rs.7,80,915.10	Rs. 9,56,584.10
Demand Notice BLR:RO:SAR:151:21-22 Dated 19.07.2021 in the A/c: Sri Manjunatha.K.G				
Nature of facility	Capacity of Parties( Party No.)		Notice Amount as on 18.07.2021	Present Balance as on 22.06.2023
	Borrower	Guarantor		



Flexi Loan (0571655000000068) Limit:Rs.50,00,000.00	Manjunatha K G [No:2] Vishwanath G[No:1] Ellamma.G[ No:3] Supriya S[No:4] Pushpa Nagaraju [No.5]	Nil	Rs.49,05,449.11	Rs. 60,69,672.71
FSL Agri – I (0571652000000097) LimitRs.43,89,000.00	Manjunatha K G [No:2]	Vishwanat h G [No:1] Ellamma.G [No:3] Supriya S[No:4]	Rs.31,36,450.34	Rs. 14,54,684.32
Demand Notice BLR:RO:SAR:152:21-22 Dated 19.07.2021 in the A/c: Smt Supriya S				
Nature of facility	Capacity of Parties( Party No.)		Notice Amount as on 18.07.2021	Present Balance as on 22.06.2023
	Borrower	Guarantor		
FSL Agri (0571652000000096) Limit:Rs.40,25,000.00	Supriya S[No:4]	Vishwanat h G [No:1] Ellamma.G [No:3] Manjunath a K G [No:2]	Rs.28,64,932.82	Rs. 34,14,140.89



KCC OD (0571656000000017) Limit:Rs.2,00,000.00	Supriya S[No:4]	Vishwanath h G [No:1] Ellamma.G [No:3] Manjunath a K G [No:2] Pushpa Nagaraju [No:5]	Rs.2,51,787.00	Rs. 3,05,196.00
		<b>Grand Total</b>	<b>Rs.8,54,36,185.35</b>	<b>Rs. 7,63,21,492.44</b>

And has taken Physical possession of the Item No. 1 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 **25.04.2022** and has taken Symbolic Possession as to Item No. 2 Property on **25.04.2022**.

AND WHEREAS, 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 total amount **Rs. 7,63,21,492.44** (Seven Crore Sixty Three Lakh Twenty One Thousand Four Hundred Ninety Two and paise forty four Only) as on 22.06.2023 with further interest, penal interest and costs subject to the following terms and conditions.

#### SCHEDULE

##### Item 1

<b>Name of Property Owner</b>	Smt. Ellamma
<b>Description of property</b>	All that piece and parcel of land adm. 12 ½ cents (equivalent to 5450 sq.ft.) And other usufructs and improvements thereon, along with common right on 20 feet roads and link roads situated in Sy. No. 1153, Next Sub Division Survey Number 1153/2 in Alasanatham Village of Chennathur taraff, Hosur Taluk, Krishnagiri District, Tamil Nadu, in the name of Smt. Ellamma vide Sale Deed No. 779/2012 dated 23.01.2012 of SRO Hosur and bounded as follows:  North : Site belonging to Manjunath in the same Survey number 1099 East : Survey Number 1100 South : Survey Number 1150 West : Site belonging to Vishwanath, 20 Feet wide



	Common Road and site belonging to Smt. Eswari in the same Survey number 1153/2.
Reserve Price	Rs. 1,00,83,000.00 (Rupees One Crore Eighty Three Thousand Only)
Earnest Money Deposit (EMD)	Rs. 10,08,300.00 (Rupees Ten Lakh Eight Thousand Three Hundred Only).
Date and Place of Sale	<b>31.07.2023 at 01.30 PM</b> The South Indian Bank at Hosur Br. TPS Towers, H-2, Railway Station Road, Near Taluk Office, Hosur- 635 109

**Item 2**

<b>Name of Property Owner</b>	Sri K G Vishwanath
<b>Description of property</b>	All that piece and parcel of the land admeasuring East to West: 55 ft. and North to South: 36 ft, totally adm. 1980 sq.ft. comprising of land adm. 522½ sq.ft. in Sub Division Survey No. 1099/3B2, New Sub Division Survey No. 1099/11 (Old Sy. No. 1099/3) and land adm. 1457½ sq.ft. in New Sub Division Survey No. 1153/2 (Old Sy. No. 1153) along with residential building bearing Door No. 412/3 and other usufructs and improvements thereon, along with common right on the 20 feet roads and link roads, situated at Chennathur village, Hosur Taluk, Krishnagiri District, Tamil Nadu, in the name of Sri K G Vishwanath vide Sale Deed No. 2926/2010 dated 26.03.2010 of SRO Hosur and bounded as follows: North: Site belonging to Jagadeesan in the same Survey Number 1099/11; East: Survey Numbers 1099/3C1 and 1153/2, the house belonging to Gowdappa; South: 20 Feet wide Common Road; and West: 20 Feet wide Common Road.
Reserve Price	Rs. 1,33,64,000.00 (Rupees One Crore Thirty Three Lakh Sixty Four Thousand Only)
Earnest Money Deposit (EMD)	Rs. 13,36,400.00 (Rupees Thirteen Lakh Thirty Six Thousand Four Hundred Only).
Date and Place of Sale	<b>31.07.2023 at 02.30 PM</b> The South Indian Bank at Hosur Br. TPS Towers, H-2, Railway Station Road, Near Taluk Office, Hosur- 635 109



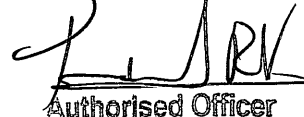
**TERMS AND CONDITIONS**

- 1) The properties 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 assets are 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/ Branches at Hosur TPS Towers, H-2, Railway Station Road, Near Taluk Office, Hosur- 635 109, and Bangalore Regional Office at SIB Arcade, #61, Wheeler Road, Cox Town, Bangalore - 560 005 and also visit the scheduled properties 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 properties 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 for the respective Item of properties as the case may be for the EMD at The South Indian Bank Ltd., Branches at Hosur TPS Towers, H-2, Railway Station Road, Near Taluk Office, Hosur- 635 109, along with the Tender in a sealed cover before 01.00 PM as to Item No. 1 Property and 2.00 PM as to item No.2 property on 31.07.2023. The property details in brief may be mentioned on 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 31.07.2023 at 01.15 P.M. as to Item No. 1 Property and at 02.15 PM as to item No.2 Property. 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 till date 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., 9916097340/8050445950/ 9740866232 during working hours.

For The South Indian Bank Ltd.

  
Authorised Officer

**AUTHORISED OFFICER  
(CHIEF MANAGER)**

**Date: 26.06.2023**

**Place: BANGALORE**

