Regional Office-Chennai
No.43, Ground Floor, Hameedia Centre, Haddows Road, Nungambakkam, Chennai-600006 Tamil Nadu,
Tel. No: +91-44-28238250/ 28281109 Fax: +91-44-28232014
Email: ro1005@sib.co.in Website: www.southindianbank.com
The South Indian Bank Ltd., Regd. Office. SIB House, T.B. Road, Mission Quarters, Thrissur, Kerala – 680 001 Tel: +91-487-2420020 Fax: +91-487-2442021Email: sibcorporate@sib.co.in
CIN: L65191KL1929PLC001017

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank (hereinafter referred as AO) had issued Demand Notice CH-REG\LEG\SAR\035\2021-22 dated 18.05.2021 to **Borrower 1.**M/s Thermoforge Engineering Industries Pvt Ltd, S No.476, Jai Nagar, Amarambedu Village, Sriperumbudur TK, Kancheepuram, Tamil Nadu-600069, **Guarantor 1.**Mr. R. SeetharamanS/o V.Ramamirtham, Director M/s Thermoforge Engineering Industries Pvt Ltd, Door No. 4/166, Old Door No.4/434, Maniammai Street, Nanmangalam, Chennai- 600117, **2.**Mrs. S. Bhuvaneswari, W/o R. Seetharaman, Director M/s Thermoforge Engineering Industries Pvt Ltd, Door No. 4/166, Old Door No.4/434, Maniammai Street, Nanmangalam,Chennai- 600117, **3.**Mrs. Deepa Vijayakumar, Director M/s Thermoforge Engineering Industries Pvt Ltd,"M" Block, Old No. 4, New No.6, 2nd Street, Agathiyar Nagar, Villivakkam, Chennai-600049, **4.**Mr. M.Vijayakumar, S/o E. Madanagopal, "M" Block, Old No. 4, New No.6, 2nd Street, Agathiyar, Villivakkam, Chennai-600049, **5.**Ms. Shrividya, D/o Narayana Swamy Subramanian, Director M/s Thermoforge Engineering Industries Pvt Ltd, H No. 774, Sector 7 Extension, Gurgaon- 122001, **6.**Mr. Pranay Chopra, S/o Rajiv Chopra, Director M/s Thermoforge Engineering Industries Pvt Ltd, No. B-136, Ground Floor, Amar Colony, Lajpat Nagar-4, South Delhi, Delhi-110024, **7.**Mrs. Kousalya Seshadri, W/o K.Seshadri, Director M/s Thermoforge Engineering Industries Pvt Ltd, H No. J-50, FF, Fatehpur, Adampur, May Field Garden, Sector 51, Shamaspur, Gurgaon - 122018., 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 property under Section 13(4) of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on 13.12.2021.

AND WHEREAS, the borrower/guarantors 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.3,78,40,147.46 (Rupees Three Crores Seventy Eight Lakhs Forty Thousand One Hundred Forty Seven and Paisa Forty Six Only) as on 20.03.2023 with further interest and costs, subject to the following terms and conditions: -

Name of Property Owner	Mr. M.Vijayakumar
	All that part and parcel of Flat bearing No. 'F' in the northern side on First Floor in the building known as "Avanthika" in Old Door No. 2A, New No. 24/27 and now having D No. 63 (63/2), New No. 81, Avvai Shanmugham Salai (Lloyds Road), Royapettah, between Dr Natesan Road and Royapettah High Road, Chennai-600014 with a built up area of 1417 Sq Feet inclusive of common area along with 869 Sq Ft undivided share of land out of total extent 2482 Sq Ft and 841 Sq Ft in the larger extent of the land comprised in land measuring 2 grounds 934 Sq Ft ie 5734 Sq ft comprised in Old S No. 3313,3314,3315 & 3321 having R.S. No. 1063/1 & 1063/2 and as per patta R S No. 1061, Mylapore Village, Mylapore-Triplicane Taluk, Chennai District together with all other appurtenant rights and improvements thereon in the name of Mr. M.Vijayakumar morefully described in the schedule to Builders Agreement dated 27.06.2005 and Sale Deed dated 13.07.2005 registered as Document No. 1955/2005 of SRO Mylapore and Registration District of Chennai Central and the entire land bounded with the following boundaries:-

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	North: Avvai Shanmugam Salai, South: Land of Smt. Rajammal, East: Land of Smt. Rajammal, West: Land in R.S. No.1094.
Reserve Price	Rs.1,16,00,000/-(Rupees One Crore Sixteen Lakhs Only)
Earnest Money Deposit (EMD)	Rs.11,60,000/-(Rupees Eleven Lakhs Sixty Thousand Only) EMD shall be paid by way of DD/ RTGS drawn in favour of "The Authorised Officer, The South Indian Bank Ltd." payable at Chennai. RTGS payment is to be made to "Authorised Officers" a/c No: 0110073000002376 maintained at Chennai Nungambakkam Branch (IFSC/NEFT Code is SIBL0000110)
Date and Place of Sale	03.05.2023 at 11.30 AM at The South Indian Bank Ltd, No.43, Ground Floor, Hameedia Centre, Haddows Road, Nungambakkam, Chennai -600006. (Cell- 8547292906 Mr.Rajeev E, 9003611857-Mr. Ciju K.A, 6379303822-Mr.Balagopala A.K)

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/ notice board of Chennai G.T Branch and Chennai Regional Office at No.43, Hameedia Centre, Haddows Road, Nungambakkam, Chennai-600006 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 along with authorization letter.
4) All amounts payable regarding the sale including EMD shall be paid by way of RTGS /DD drawn in favour of "The Authorised Officer, The South Indian Bank Ltd." payable at Chennai. RTGS payment is to be made to "Authorised Officers" a/c No: 0110073000002376 maintained at Chennai Nungambakkam Branch (IFSC/NEFT Code is SIBL0000110)
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 at No.43, Hameedia Centre, Haddows Road, Nungambakkam, Chennai -600006 along with the Tender in a sealed cover before 11.00 AM on 03.05.2023.
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.

THE SOUTH INDIAN BANK LTD. REGIONAL OFFICE CHENNAI-06

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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 03.05.2023 at 11.30 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 Tenderers 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, 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/ Sewarage connection etc. and any other common services transferred in his name.
16) The Authorised Officer has obtained EC regarding the property from 01.01.2017 to 09.03.2023 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. Chennai Nungambakkam Branch at No.43, Hameedia Centre, Haddows Road, Nungambakkam, Chennai-600006 (Cell- 8848755389- Mr. Rajeev, 8593991578- Mr. Balagopala AK and 9003611857- Mr. Ciju K.A) during working hours.

THE SOUTH INDIAN BANK LTD REGIONAL OFFICE CHENNAI-06

For THE SOUTH INDIAN BANK LTD.

AUTHORISED OFFICER

Date : 21.03.2023
Place : Chennai

AUTHORISED OFFICER
(CHIEF MANAGER)