

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank (hereinafter referred as AO) had issued Demand Notice CH-REG\LEG\SAR\165\2021-22 dated 31-08-2021 to borrower 1.M/s Le Nissi Impex Private Ltd 143, Madhavaaram High Road, Perambur, Chennai, Tamil Nadu -600011 2) Mr.A Santhosham S/o D Anthony Muthu, Director-M/s Le Nissi Impex Private Ltd No 52, Chandraprabu Colony-Ponnamman Medu, Moolakarai, Chennai Tamil Nadu-600110 3) Mrs.Annathai, No 52, Chandraprabu Colony-Ponnamman Medu, Moolakarai, Chennai Tamil Nadu-600110 4) Mrs.Stella Santhosam No 52, Chandraprabu Colony-Ponnamman Medu, Moolakarai, Chennai Tamil Nadu-600110 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 properties mentioned below, more fully described in the schedule hereunder on 03/12/2021 and 02/02/2022 (item No1 and 2 on 03/12/2021 and Item No 3 on 02/02/2022) under Section 13(4) of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002.

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.9,19,37,746.97 (Rupees Nine Crores Nineteen Lakhs Thirty Seven Thousand Seven Hundred Forty Six and paise Ninety Seven Only) as on 05.09.2022 with further interest and costs, subject to the following terms and conditions: -

Name of Property Owner	1.Mr.A.Santhosam & Mrs.Stella Santhosham (Item No.1 & 3) 2.Mrs.Annathai (Item No.2)
Description of property	<u>Item-1</u> All that part and parcel of Plot No 60 & Plot No 60A admeasuring 4600 Sq Ft along with building Godown, all other constructions, improvements, easement right- existing and appurtenant thereon in Chandraprabhu Colony out of 4.05 Acres comprised in Old S. No 1122, New S No 1122/1A1A1B2 (with Patta No 7965 (plot No 60), Patta No 7966 (plot No 60A) of Madhavaram Village, Ambattur Taluk, Thiruvallur District owned by Mr A Santhosam & by Mrs Stella Santhosam and covered by sale deed No 7591/2009 (plot No 60) & 7592/2009 (plot No 60 A) both dated 17.11.2009 of SRO Madhavaram (earlier Sembium), Chennai North District and plots bounded as follows: <u>Plot No 60:</u> North: Plot No 52 East: Plot no 59, South: 30 feet Road, West: Plot No 60A <u>Plot No 60A:</u> North: Plot No 52 East: Plot no 60, South: 30 feet Road, West: Plot No 61 Common Boundaries of land: North: Plot No 52 East: Plot no59, South: 30 feet Road, West: Plot No 61

Regional Office-Chennai

No.43, Ground Floor, Hameedia Centre, Haddows Road,
Nungambakkam, Chennai-600006 Tamil Nadu,
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The South Indian Bank Ltd., Regd. Office. SIB House, T.B.
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2420020 Fax: +91-487-2442021 Email: sibcorporate@sib.co.in
CIN: L65191KL1929PLC001017

	<u>Item-2</u> All that part and parcel of Plot No 52 admeasuring 5643 Sq Ft along with building measuring 3214 Sq Ft (approx.), all other constructions, improvements, easement right- existing and appurtenant thereon in Chandrababhu Colony out of 4.05 Acres comprised in Old S. No 1122, New S No 1122/1A1A1B2 (with Patta No 112) of Madhavaram Village, Ambattur Taluk, Thiruvallur District owned by Mrs Annathai and covered by sale deed No 7169/2003 of SRO Madhavaram (earlier Sembium), Chennai North District, bounded as follows: North: 30 ft road , East: Plot No 53, South: Plot No : 60 , West: Plot No 5B, & 61 part
	<u>Item -3</u> All that part and parcel of land admeasuring 3172 Sq Ft in Plot No 36 with Buildings measuring 6180 Sq Ft(approx.) [Srinivas Nagar, 1st Street, Kottivakkam) along with all other constructions, improvements, easement right- existing and appurtenant thereon under New Sy No 322/22A & Sy No 322/22B & Re Sy 322/2Pt) (patta No 3956 & 3954- Paimash No 187)) Kottivakkam Village, earlier Saidapet now Sholingnallur Taluk, Chennai South(Kanchipuram) District and owned by Mr A Santhosam & by Mrs Stella Santhosam and covered by sale deed No 2984/2011 & 2985 /2011 dated 27.12.2011 SRO Adyar The property is bounded as follows: North: Plot No 2 and Plot No 26 East: Plot no 37 , South: Road, , West: Plot No 33.
Reserve Price	Item No : 1 – Rs.2,33,00,000/- (Rupees Two Crores Thirty Three Lakhs Only) Item No : 2 – Rs.3,17,00,000/- (Rupees Three Crores Seventeen Lakhs Only) Item No : 3 – Rs.3,65,00,000/- (Rupees Three Crores Sixty Five Lakhs Only)
Earnest Money Deposit (EMD)	Item No: 1 –Rs 23,30,000/- (Rupees Twenty Three Lakhs Thirty Thousand Only) Item No: 2 –Rs 31,70,000/- (Rupees Thirty One Lakhs Seventy Thousand Only) Item No: 3 –Rs 36,50,000/- (Rupees Thirty Six Lakhs Fifty Thousand Only)
Date and Place of Sale	06.10.2022 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, 8593991578-Mr.Balagopal 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 Nungambakkam 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 06.10.2022.
- 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 06.10.2022 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.



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CIN: L65191KL1929PLC001017

- 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 regarding Item no.1 & 2 properties from 01.03.2015 to 07.07.2022 and EC regarding Item No.3 property from 01.01.2015 to 04.07.2022 and they contain 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. Balagopal AK, 9003611857- Mr. Ciju K.A) during working hours.



For THE SOUTH INDIAN BANK LTD.



AUTHORISED OFFICER

**AUTHORISED OFFICER
(CHIEF MANAGER)**

Date : 06.09.2022

Place : Chennai