SOUTH INDIAN Bank

Regional Office-Chennai, No.43, Ground Floor, Hameedia Centre, Haddows Road, Nungambakkam, Chennai-06
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

TENDERCUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank (hereinafter referred as AO) had issued Demand Notice CH-REG/LEG/SAR/201/2018-19 dated 21.02.2019 to borrower 1) P. Sudha, W/o. Sudhakar T, Proprietor of M/s. OM Solution, No. 128, Flat No. 4, Sakthi Apartments, NTR Street, Rangarajapuram, Chennai – 600024, also residing at Old No. 5, New No. 173, 3rd Cross Road, Shankar Nagar, Pammal, Alandur, Kancheepuram – 600075 and Guarantor 2) Mr. Sudhakar, S/o. Sri. Thankaraj, Old No. 5, New No. 173, 3rd Cross Road, Shankar Nagar, Pammal, Alandur, Kancheepuram – 600075, also at House No. 8/348, Sneha Nagar, (Near Tower Junction), Karunagapally, Kollam - 691011 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 (actual) possession of the immovable property, 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 14.02.2022.

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.41,04,306.18 (Rupees Forty One Lakhs Four Thousand Three Hundred Six and Paise Eighteen Only)** as on 17.10.2022 with further interest and costs, subject to the following terms and conditions: -

Name of Property Owner	Mr. Sudhakar
Description of property	All that piece and parcel of land admeasuring 6.76 Ares (03.29 Ares in Re. Sy. No. 356/4/2, 0.76 Ares in Re. Sy. No. 356/5/3 and 02.71 Ares in Re. Sy. No. 356/4/1) along with a residential building bearing House No. KM/VII/590, Block No. 10 situated at Sneha Nagar, Karunagapally Village, Karunagapally Taluk, Kollam district together with all other rights and improvements thereon in the name of Mr. Sudhakar more fully described in the schedule to Sale Deed No. 1825 Dt. 12.08.2015 of Karunagapally SRO with the following boundaries:- East : Path way to Kalikkal Temble. South: Property of Sivanadan West : Property of Asokan North: Municipal Road.
Reserve Price	Rs.42,30,000/-
Earnest Money Deposit (EMD)	Rs.4,23,000/- 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	15.11.2022 at 11.30 AM at The South Indian Bank Ltd, Regional Office, 3rd Floor, YMCA Building, MG Road, Spencer Junction, Trivandrum -695 001

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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 at Kences Towers, No.1 Ramakrishna Street, North Usman Road, T Nagar, Chennai-600017 and Trivandrum Regional Office at 3rd Floor, YMCA Building, MG Road, Spencer Junction, Trivandrum -695 001 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 3rd Floor, YMCA Building, MG Road, Spencer Junction, Trivandrum -695 001 along with the Tender in a sealed cover before 11.00 AM on 15.11.2022.
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 15.11.2022 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 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.

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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/ search report regarding the properties from 01.01.1991 to 15.03.2022 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, Trivandrum Regional Office at 3rd Floor, YMCA Building, MG Road, Spencer Junction, Trivandrum -695 001 (Cell-9539114989, 9946459782) during working hours.

For THE SOUTH INDIAN BANK LTD.

AUTHORISED OFFICER

Date : 18.10.2022
Place : Chennai

THE SOUTH INDIAN BANK LTD. REGIONAL OFFICE CHENNAI-06

AUTHORISED OFFICER
(CHIEF MANAGER)