

TENDERCUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank (hereinafter referred as AO) had issued Demand Notice CH-REG/LEG/SAR/06/2016-17 dated 25.05.2016 to borrower 1) Mr. Aashish Nevatia, S/o. P S Nevatia, D-1, Patio, 23/10, Rutland Gate 4th Street, Chennai 600006 and Guarantor 2) Mrs. Nidhi Nevatia, W/o. Aashish Nevatia, D-1, Patio, 23/10, Rutland Gate 4th Street, Chennai 600 006 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 22.06.2018.

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.40,91,609.27 (Rupees Forty Lakhs Ninety One Thousand Six Hundred Nine and Paise Twenty Seven Only)** as on 18.10.2022 with further interest and costs, subject to the following terms and conditions: -

Name of Property Owner	Mr. Aashish Nevatia																
Description of property	All that piece and parcel of Flat bearing No.C on Eight Floor in Tower 4 of multi storied complex called as 'Lotus Pond' with 1143 sq.ft. of built up area, inclusive of proportionate share in common areas, along with one reserved open car park space numbered as 388 together with 433 sq.ft. of undivided share of land in the total extent of 11.17 acres out of the below mentioned Items I to III(e) out of which an extent of 49088.20 sq.ft. has been gifted to DTCP towards Open Space Reservation together with all other appurtenant rights & improvements thereon in the name of Mr. Aashish Nevatia morefully described in the sale deed dated 30-08-2013 registered as Doc No.11982/13 of SRO Thiruporur. Item I All that piece and parcel of land measuring totally 0.41.5 Hectares (1 acre 02 cents) in No.46, Thaiyur B Village, situate within the Thiruporur Panchayat Union Limits, Chengalpet Taluk, Kancheepuram District as follows <table><tr><th>S.No.</th><th>Old Survey No.</th><th>New Survey No.</th><th>Extent in Hectares</th></tr><tr><td>1.</td><td>1274/2 part</td><td>1274/2B</td><td>0.11.5</td></tr><tr><td>2.</td><td>1274/2 part</td><td>1274/2C</td><td>0.14.0</td></tr><tr><td>3.</td><td>1274/2 part</td><td>1274/2D</td><td>0.16.0</td></tr></table> lying within the Registration District of Chennai South and Sub Registration District of Thiruporur and the entire land bounded on the North by : S.No.1275, South by : S.No.1264 East by : 1274/1, West by : 1274/2A	S.No.	Old Survey No.	New Survey No.	Extent in Hectares	1.	1274/2 part	1274/2B	0.11.5	2.	1274/2 part	1274/2C	0.14.0	3.	1274/2 part	1274/2D	0.16.0
S.No.	Old Survey No.	New Survey No.	Extent in Hectares														
1.	1274/2 part	1274/2B	0.11.5														
2.	1274/2 part	1274/2C	0.14.0														
3.	1274/2 part	1274/2D	0.16.0														





Item II

All that piece and parcel of land measuring in all 4.06 acres as per patta in No.46, Thaiyur B Village, situated within Thiruporur Panchayat Union limits, Chengalpet Taluk, Kancheepuram District as follows;

S.No.	Old Survey No.	Present Survey No.	Extent (as per document)	Extent (as per patta)
1.	1274/1	1274/1	1 acre 38 cents	1 acre 38.0 cents
2.	1264	1264	1 acre 66 cents	1 acre 65.5 cents
3.	1265	1265	13 cents	13.5 cents
4.	1269	1269/1	86 cents	89.0 cents
Total			4 acres 03 cents	4 acres 06 cents

lying within the Registration District of Chengalpet and Sub Registration District of Thiruporur and the entire land bounded on the

North by : S.Nos.1274/2A, 1274/2D & 1275

South by : S.Nos. 1268 & 1266

East by : S.Nos. 1273, 1272 & 1269/2

West by : S.Nos. 1261, 1274/2B & 1274/2D

Item III(a)

All that piece and parcel of land measuring 70 cents, comprised in S.No.1395/C5 (S.No.1395-5/1C as per 'A' Register & S.No.1395/5B as per Patta) in No.46 Thaiyur B Village, situated within Thiruporur Panchayat Union limits, Chengalpet Taluk, Kancheepuram District lying within the Registration District of Chengalpet and Sub Registration District of Thiruporur and bounded on the

North by : Property owned by Thomas Kurian

South by : S.No.1395

East by : Old Mahabalipuram Road

West by : Property owned by Primal C Thomas

Item III(b)

All that piece and parcel of land measuring 2.32 acres, comprised in S.No.1273 (as per Patta S.No.1273/3) in No.46 Thaiyur B Village, situated within Thiruporur Panchayat Union limits, Chengalpet Taluk, Kancheepuram District lying within the Registration District of Chengalpet and Sub Registration District of Thiruporur and bounded on the

North by : Private common passage

South by : S.No.1395

East by : Property owned by Thomas Kurian & M A Antony

West by : Property owned by A Laalichan & A K Thilakan

	Item III(c) All that piece and parcel of land measuring 79 cents, comprised in S.No.1395/C5 (S.No.1395-1C5 as per 'A' Register & S.No.1395C/5A as per Patta) in No.46 Thaiyur B Village, situated within Thiruporur Panchayat Union limits, Chengalpet Taluk, Kancheepuram District lying within the Registration District of Chengalpet and Sub Registration District of Thiruporur and bounded on the North by : Private common passage South by : Property owned by purchaser East by : Old Mahabalipuram Road West by : Property owned by Primal C Thomas Item III(d) All that piece and parcel of land measuring 1.16 acres, comprised in S.No.1273, as per Patta S.No.1273/2 in No.46 Thaiyur B Village, situated within Thiruporur Panchayat Union limits, Chengalpet Taluk, Kancheepuram District lying within the Registration District of Chengalpet and Sub Registration District of Thiruporur and bounded on the North by : Property owned by A Laalichan South by : S.No.1395 East by : Property owned by Primal C Thomas West by : S.No.1275 Item III(e) All that piece and parcel of land measuring 1.15 acres, comprised in S.No.1273, as per Patta S.No.1273/1 in No.46 Thaiyur B Village, situated within Thiruporur Panchayat Union limits, Chengalpet Taluk, Kancheepuram District lying within the Registration District of Chengalpet and Sub Registration District of Thiruporur t and bounded on the North by : Private common passage South by : Property owned by A K Thilakan East by : Property owned by Primal C Thomas West by : S.No.1275
Reserve Price	Rs.22,50,000/-
Earnest Money Deposit (EMD)	Rs.2,25,000/- 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	16.11.2022 at 11.30 PM at The South Indian Bank Ltd, Regional Office, No.43, Ground Floor, Hameedia Centre, Haddows Road, Nungambakkam, Chennai-06.

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 New No.24/1, Old No.197/1 Susee Towers, North Usman Road, T Nagar, Chennai-600017 and Chennai Regional Office at No.43, Ground Floor, 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, Ground Floor, Hameedia Centre, Haddows Road, Nungambakkam, Chennai-600006 along with the Tender in a sealed cover before 11.00 PM on 16.11.2022.
- 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 16.11.2022 at 11.30 PM. 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.



- 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 01.07.2013 to 05.01.2022 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. T Nagar Branch, New No.24/1, Old No.197/1 Susee Towers, North Usman Road, T Nagar, Chennai-600017 (044-28143589. Cell-9791747678, 9946459782) during working hours.

For THE SOUTH INDIAN BANK LTD.

AUTHORISED OFFICER

**AUTHORISED OFFICER
(CHIEF MANAGER)**

Date: 19.10.2022

Place: Chennai

