

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank (hereinafter referred as AO) had issued Demand Notice dated 01.10.2020 to borrowers 1) Mr.S.Narasimhan S/o Suruttai Pillai, Proprietor of M/s Sri N V S Agencies, No. 119/3, Bangalore Highway, Mambakkam Village, Sriperumbudur Taluk, Kancheepuram-602106, (Also at Mr.S.Narasimhan, S/o Suruttai Pillai, Proprietor of M/s Sri N V S Agencies, Flat No. 2C, First Floor, Door No. 14/22, Ramanathan Street, Kilpauk, Chennai-600010) (Also at Mr. S.Narasimhan, S/o Suruttai Pillai, Proprietor of M/s Sri N V S Agencies, No. 24/68, Ayyavoo Street, Shenoy Nagar, Chennai-600030) 2) Late Mrs. Varalakshmi.N, W/o S.Narasimhan, No. 24/68, Ayyavoo Street, Shenoy Nagar, Chennai-600030 (Since deceased represented by legal hire A) Mr.S.Narasimhan S/o Suruttai Pillai, Proprietor of M/s Sri N V S Agencies, No. 119/3, Bangalore Highway, Mambakkam Village, Sriperumbudur Taluk, Kancheepuram-602106. (Also at Mr.S.Narasimhan, S/o Suruttai Pillai, Proprietor of M/s Sri N V S Agencies, Flat No. 2C, First Floor, Door No. 14/22, Ramanathan Street, Kilpauk, Chennai-600010) (Also at Mr. S.Narasimhan, S/o Suruttai Pillai, Proprietor of M/s Sri N V S Agencies, No. 24/68, Ayyavoo Street, Shenoy Nagar, Chennai-600030) B) Mr. Saravanan V.N, S/o S.Narasimhan, No.9/9, Honey Dew Apartments, Kilpauk, Garden Road, 2nd Street, Kilpauk, Chennai-600010 C) Mr. Sivaraman.V.N, S/o S.Narasimhan, No. 24/68, Ayyavoo Street, Shenoy Nagar, Chennai-600030 D) Ms Sathyasree D/o Mr.S.Narasimhan No. 24/68, Ayyavoo Street, Shenoy Nagar, Chennai-600030 E) Mr. Dinesh Krishnan D/o Mr.S.Narasimhan No. 24/68, Ayyavoo Street, Shenoy Nagar, Chennai-600030) 3) Mr. Saravanan V.N, S/o S.Narasimhan, No.9/9, Honey Dew Apartments, Kilpauk, Garden Road, 2nd Street, Kilpauk, Chennai-600010 4) Mr. Sivaraman.V.N, S/o S.Narasimhan, No. 24/68, Ayyavoo Street, Shenoy Nagar, Chennai-600030 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, 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 08.01.2021.

AND WHEREAS, the borrowers have failed to pay the amount in full, Notice is hereby given that the immovable properties 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.3,86,22,991.20ps /- (Rupees Three crores Eighty six Lakhs Twenty two thousand Nine Hundred Ninety one and paise Twenty Only) as on 06.06.2022 with further interest and costs, subject to the following terms and conditions: -

Name of Property Owner	Mr.S.Narasimhan
Description of property	<u>Item No.1</u> All that piece and parcel of land admeasuring 33038 Sq. Ft (25982 Sq. Ft in Plot No. 1 to 12 + 7056 Sq. Ft) with building excluding the structures and constructions fixed and owned by Hindustan Petroleum corporation Limited) comprised in Survey No. 119/3 and as per Patta No 1343 new Survey No. 119/3A2 situated at Mambakkam Village, Sriperumbudur Taluk, Kancheepuram District together with all other appurtenant rights and improvements in the name of Mr. S.Narasimhan more fully described in schedule of the Sale Deed Registered as Document No. 1119/2004 Dt. 10.03.2004 of SRO, Singuvarchatram and Registration District of Kancheepuram with the following boundaries:

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	<p><u>Common Boundaries as per Title Deed</u></p> <p>North by: Chennai-Bangalore Highway, South by: Land in Survey Nos. 119/5 and 119/4, East by: Land in Survey Nos. 119/6 and 119/7, West by: Remaining Land in Survey No. 119/3.</p> <p><u>Boundaries for Plot No. 1,2,3,4,5 as per Physical Verification</u></p> <p>North by: Road, South by: 23 Ft Layout Road & Property in S. No 119/6, East by: Land in Survey Nos. 119/6 and 119/7, West by: 30 Ft Layout Road.</p> <p><u>Boundaries for Plot No. 6,7,8,9,10,11 and 12 as per Physical Verification</u></p> <p>North by: Road, South by: Property in S. No 228, East by: 30 Ft Layout Road, West by: 23 Ft Layout Road.</p>
Reserve Price	Rs. 3,78,90,000/-(Rupees Three Crores Seventy Eight Lakhs Ninety Thousand Only)
Earnest Money Deposit (EMD)	Rs. 37,89,000/-(Rupees Thirty Seven Lakhs Eighty Nine 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	18.07.2022 at 11.30 AM at The South Indian Bank Ltd, Chennai Regional Office at No.43, Hameedia Centre, Haddows Road, Nungambakkam, Chennai-600006

TERMS AND CONDITIONS

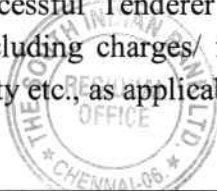
- 1) The property will be sold on "as is where is" basis and "as is what is" condition and the Bank is not responsible for title, condition or any other fact affecting the property. The particulars furnished regarding the secured asset is stated to the best of information of the Bank and the Bank will 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 Sriperumbudur Branch at No. 119 A, Gandhi Road, Sriperumbudur, Kancheepuram, Tamil Nadu-602105 and Chennai

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: +91-487-2442021 Email: sibcorporate@sib.co.in
CIN: L65191KL1929PLC001017

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, Chennai 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 18.07.2022.
- 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 Authorized Officer on 18.07.2022 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.
- 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.



THE SOUTH INDIAN BANK LTD.

AUTHORISED OFFICER

**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: +91-487-2442021 Email: sibcorporate@sib.co.in
CIN: L65191KL1929PLC001017

- 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) There is a Lease agreement between borrower and HPCL for period of 30 years from 17.05.2004 to 16.05.2034 vide lease deed registered as Doc 2365/2004. The Authorised Officer has also obtained Encumbrance certificate regarding the property from 01.01.2015 to 17.11.2021 and it does not contain any encumbrance. There is no other encumbrance over the property to the knowledge of the bank other than those mentioned above.
- 17) The proclaimed sale excludes all the fixations, erections and any other constructions by HPCL. Further it is emphatically made clear that there is no transfer of Dealership of HPCL .
- 18) For any further information and for inspection of property, the intended Tenderers may contact the Authorised Officer or The South Indian Bank Ltd. Sriperumbudur Branch at No. 119 A, Gandhi Road, Sriperumbudur, Kancheepuram, TamilNadu-602105 (Cell-8547292906(Rajeev), 9003611857(Ciju), during working hours.



For THE SOUTH INDIAN BANK LTD.

AUTHORISED OFFICER

Date: 07.06.2022

Place: Chennai

**AUTHORISED OFFICER
(CHIEF MANAGER)**