

REF:SAR/CH/SN/144/2023-2024

26.09.2023

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank (hereinafter referred as AO) had issued Demand Notice CH-REG\LEG\SAR\214\2021-22 dated 18.10.2021 to borrower 1.M/s. Forte Solutions Pvt. Ltd, (CIN: U72900TN2004PTC052283), New No. 20, 3rd Cross Street, West CIT Nagar, Chennai-600035, Guarantors 2)Ms. Mala P D/o Ponnuswamy (MD&CEO, M/s. Forte SolutionsPvt. Ltd.) New No. 90, Old No. 66, Rani Meyyammai Towers, Block No. 7, 6-B 6th Floor, Sathyadev Avenue, MRC Nagar, Raja AnnamalaiPuram, Chennai- 600028, 3)Mr. K. Chandran S/o. Mr. P.M. Krishnan, No. 1/37, Padasalai Street, Poigai, Vellore-632114, 4)Mr.Sudhakar A S/o Alaguvelu (Director, M/s. Forte SolutionsPvt. Ltd.) Sithanapkkam Village, KayalmedupanchayatSalai, Murukkeri, Vanur-Taluk, Omipper, Tindivanam, Villupuram- 604301, 5)Mr. P Nirmala, W/o Chandran, (Director, M/s. Forte SolutionsPvt. Ltd.), No. 1/37, Padasalai Street, Poigai, Vellore- 632114, 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 immovable property of Item No:1 and physical possession of immovable properties of Item No:3 & 4 in the schedule mentioned below under Section 13(4) of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on 05.03.2022.

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.6,79,97,113.84 (Rupees Six Crore Seventy Nine Lakhs Ninety Seven Thousand One Hundred Thirteen and Paise Eighty Four Only) as on 25.09.2023 in the account of M/s Forte Solutions Pvt. Ltd with further interest and costs, subject to the following terms and conditions: -

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| Name of Property Owner's | Ms.Mala P (Item 1) Mr.K.Chandran (Item 2 & Item 3) |
| Description of property | <u>Item-1</u> All that part and parcel of 1200 sq. ft of undivided share of land out of 2420 Sq. ft. along with residential Building thereon bearing Door no. 2, Block A, Plot No. 65 A, Parvathy Nagar, of Chennai Corporation area admeasuring 1260 sq. ft. (approx) along with all other construction, improvements, easementary rights existing and appurtenant thereon situated in Sy No 178/2 part as per patta No. 1566 New S. No. 178/2A1 within RajakilpakkamVillage, TambaramTaluk, Kancheepuram District and owned by Ms. Mala P., more fully described in Sale Deed no 6580/2002 dated 04-12-2002 of Sub Registrar Office –Tambaram and bounded on North: Road, South: Road, East: Plot No. 65-B, West: Plot No. 64 |
| | <u>Item-2</u> All that part and parcel of Land admeasuring 3488 Sq. ft. bearing Plot No. 103, [Layout approved by DTCP Layout No. M.83-145/LP No. 108]of Karpagam Avenue No. 23 along with all other construction, improvements, easementary rights existing and appurtenant thereon situated in Old Sy No. 93/1, New Sy No. 93/11 as per Patta no. 1205 within Vengadamangalam Village, Chengalpet Taluk, Kancheepuram District and owned by K.Chandran,morefully described in Sale Deed |



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| | no 8404/2012 dated 13-07-2012 of Sub Registrar Office –Guduvancherry and bounded on North: Plot No. 85, South: Road East: Road West: Plot No. 104 |
| | <u>Item-3</u> All that part and parcel of Land admeasuring 2800 Sq. ft. bearing Plot No. 96,[Layout approved by CM/DTCP No. 83-145]in Karpagam Avenue along with all other construction, improvements, easementary rights existing and appurtenant thereon situated in Old Survey No. 93/1, 93/2, New Survey 93/16,94/287 as per Patta No. 1703 within Vengadamangalam Village, Chengalpattu Taluk, Kancheepuram District and owned by K Chandran more fully described in Sale Deed no 5872/2012 dated 07-05-2012 of Sub Registrar Office –Guduvancherry and bounded on North: Plot No. 92 South: Road East: Shops West: Plot No. 97 |
| Reserve Price | Item-1: Rs.77,00,000/- (Rupees Seventy Seven Lakhs Only) Item-2: Rs.28,00,000/- (Rupees Twenty Eight Lakhs Only) Item-3: Rs.22,40,000/- (Rupees Twenty Two Lakhs Fourty Thousand Only) |
| Earnest Money Deposit (EMD) | Item-1: Rs.7,70,000/- (Rupees Seven Lakhs Seventy Thousand Only) Item-2: Rs.2,80,000/- (Rupees Two Lakhs Eighty Thousand Only) Item-3: Rs.2,24,000/- (Rupees Two Lakhs Twenty Four 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 | 18.10.2023 at 11.00 AM at The South Indian Bank Ltd, No.43, Ground Floor, Hameedia Centre, Haddows Road, Nungambakkam, Chennai -600006. |

TERMS AND CONDITIONS

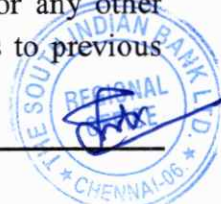
- 1) The property will be sold on “as is where is” basis and “as is what is” condition and the Bank is not responsible for title, condition or any other fact affecting the property. The particulars furnished regarding the secured asset is stated to the best of information of the Bank and the Bank will 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 Ambattur 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.



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

- 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 18.10.2023.
- 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.
- 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 18.10.2023 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.





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

- 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 the property from 14.03.2019 to 22.09.2023 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. Ambattur Branch at Door No:68 & 6B, PMR Towers, Menambedu Main Road, SIDCO Estate, Coromandel Town, Ambattur, Tamilnadu-600098 (Mr.Balagopal A K : Cell:6379303822 and Mr.Arunkumar R. Cell:9894647220) during working hours.


AUTHORISED OFFICER

Date : 26.09.2023

Place : Chennai

AUTHORISED OFFICER
(CHIEF MANAGER)

