

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank (hereinafter referred as AO) had issued Demand Notice CH-REG/LEG/SAR/005/2016-17 dated 24.05.2016 to borrower 1) Mr. Mittalal D S/o. Dayaram, Proprietor, M/s. Mahalakshmi Jewellers, No.19, PDN Complex, Nelvoy Koot Road, Maduranthakam Taluk Via Salavakkam Kancheepuram District 603 107 (also at Mr. Mittalal D S/o. Dayaram, Proprietor, M/s. Mahalakshmi Jewellers, 4/87, Nelvoy Koot Road, Maduranthakam Taluk Via Salavakkam, Kancheepuram District 603 107) and Guarantor 2) Mrs. Taradevi M W/o. Mr. Mittalal D, 4/87, Nelvoy Koot Road, Maduranthakam Taluk Via Salavakkam, Kancheepuram District 603107 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 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 18.12.2021.

AND WHEREAS, the borrower/guarantor 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.98,09,711.89/- (Rupees Ninety Eight Lakhs Nine Thousand Seven Hundred Eleven and Paise Eighty Nine Only) as on 24.10.2022 with further interest and costs, subject to the following terms and conditions: -

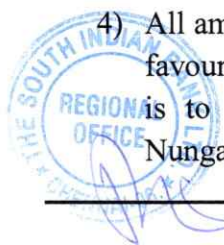
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| Name of Property Owner | Item No.1 & Item No.2- Mr. Mittalal D |
| Description of property | <p><u>Item No.1</u></p> <p>All that piece and parcel of the property comprised in Survey No.132/4B, 133/2B, Mangalam Village, Maduranthakam Taluk, Kancheepuram District measuring East to West on the Northern side 22 ft. and Southern side 16 ft., North to South on the Eastern side 57 1/2 ft. Western side 60 ft. admeasuring 1116.25 sq.ft. and bounded on the North of Uthiramerur to Pukkathurai Road, South of lands belonging to Mr. A Ismail, East of Mr. D Mittal, West of 12 feet Road lying within the Sub Registration District of Uthiramerur and Registration District of Chengalpet together with all other appurtenant rights & improvements thereon in the name of Mr. Mittalal D morefully described in the Sale Deed No.949/2010 dated 22.03.2010 of SRO Uthiramerur.</p> <p><u>Item No.2</u></p> <p>All that piece and parcel of the land measuring an extent of 1200 Sq.ft out of 77 cents comprised in Survey No.133/2B situated at Mangalam Village, Maduranthagam Taluk, Kancheepuram District and bounded on West by share of the land belonging to Siva, North by share of the land belonging to Kamalakannan, South by Uthiramerur – Pukkathurai Road and East by land being sold to Mittalal D and all that piece and parcel of the land measuring an extent of 1200 Sq.ft out of 77 cents comprised in Survey No.133/2B situated at Mangalam Village, Maduranthagam Taluk, Kancheepuram District and bounded on the West by land being sold to Mittalal D, North by share of the land belonging to Kamalakannan, South by Uthiramerur –</p> |



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| | Pukkathurai Road and East by share of the land belonging to Kamalakannan in all admeasuring 2400 sq.ft. along with building lying within the Sub Registration District of Uthiramerur together with all other appurtenant rights & improvements thereon in the name of Mittalal D morefully described in the sale deed dated 29.10.2007 registered as Document No.4941/2007 of SRO Uthiramerur. |
| Reserve Price | Item No.1 Property- Rs.13,95,000/- (Rupees Thirteen Lakhs Ninety Five Thousand Only) Item No.2 Property- Rs.56,25,000/- (Rupees Fifty Six Lakhs Twenty Five Thousand Only) |
| Earnest Money Deposit (EMD) | Item No.1 Property- Rs.1,39,500/- (Rupees One Lakhs Thirty Nine Thousand Five Hundred Only) Item No.2 Property- Rs.5,62,500/- (Rupees Five Lakhs Sixty Two Thousand Five Hundred 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 | 18.11.2022 at 11.30 AM at The South Indian Bank Ltd, No.43, Hameedia Centre, Haddows Road, Nungambakkam, Chennai-600006 (Cell-770846252 Mr. Abhilash & 9791747678 Mr. Gnanaprakash) |

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 Nelvoy Branch at N.K.N. Complex, Uthiramerur Main Road, Nelvoy, Salavakkam Via, Madurantakam, Kancheepuram 603107 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, Nelvoy Branch, at N.K.N. Complex, Uthiramerur Main Road, Nelvoy, Salavakkam Via, Madurantakam, Kancheepuram 603107 along with the Tender in a sealed cover before 11.00 AM on 18.11.2022.
- 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 18.11.2022 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, 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 Encumbrance certificate regarding both the items of properties from 01.01.2001 to 01.03.2022 and it is noted that on 21.10.2016 there is attachment from Dist Judge No.2, Kancheepuram in IA 268/2016 in OS 57/2016 with respect to both the items of properties. Since the above encumbrance is subsequent to the charge created in favour of the Bank by the



Regional Office-Chennai

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Nungambakkam, Chennai-600006 Tamil Nadu,
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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

borrower, the same is not binding on the Bank as a secured creditor who is having priority over all other charges.

- 17) For any further information and for inspection of property, the intended Tenderers may contact the Authorised Officer or The South Indian Bank Ltd. Nelvoy Branch, at N.K.N. Complex, Uthiramerur Main Road, Nelvoy, Salavakkam Via, Madurantakam, Kancheepuram 603107. (Cell-770846252 Mr. Abhilash & 9791747678 Mr. Gnanaprakash) during working hours.

For THE SOUTH INDIAN BANK LTD.,

AUTHORISED OFFICER

Date : 25.10.2022

Place: Chennai

**AUTHORISED OFFICER
(CHIEF MANAGER)**

