

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank (hereinafter referred as AO) had issued Demand Notice dated 29.09.2018 to borrower 1) Mr. Elangovan C S/o. Chandar, No.4-C, Grand Canyon Apartments, 70 Feet Road, Jawahar Nagar, Chennai – 600082 and 2) Mrs Premalatha E, W/o Elangovan C, No.4-C, Grand Canyon Apartments, 70 Feet Road, Jawahar Nagar, Chennai – 600082 and also issued Demand Notice dated 12.02.2019 to borrower 1) Mr Elangovan C Proprietor M/s Best Retreads, No. 476/2, Secretariate Officers Colony, Opp. V.S Mani Nagar, Manjampakkam, Chennai-600060 and Guarantors in M/s Best Retreads 2) Mrs Premalatha E, W/o Elangovan C, No.4-C, Grand Canyon Apartments, 70 Feet Road, Jawahar Nagar, Chennai – 600082 and 3) Mr Rajavelu E, S/o P.V Ekambaram, No. 7, 2nd Main Road, Raghavendra Nagar, Pallikaranai, Chennai – 600100 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 25.04.2019 and 16.05.2022 respectively.

AND WHEREAS, the borrowers/guarantors 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.3,21,27,495.98/- (Rupees Three Crores Twenty One Lakhs Twenty Seven Thousand Four Hundred Ninety Five and Paise Ninety Eight Only) as on 25.08.2022 with further interest and costs, subject to the following terms and conditions: -

Name of Property Owner	Item No.1 & Item No.2- Mr. Elangovan C
Description of property	<p><u>Item No.1</u></p> <p>All that piece and parcel of Flat No. F-3 in First Floor admeasuring 1415 sq.ft inclusive of common area and car park in ground floor of the building known as "RAKSHA Flats" together with 621 Sq.Ft of UDS of land in the total extent of 4846 sq.ft., consisting of 2 Plots viz. Plot No.9 (2653 sq.ft) and Plot No.10 (2193 sq.ft) comprised in New Survey No. 36/7 (Old S.No. 36/2A) in MCK Nagar Layout Phase II, Adayalampattu village, Ambattur Taluk, Tiruvallur District together with all other appurtenant rights and improvements thereon in the name of Mr. C Elangovan morefully described in the schedule to Construction Agreement No. 2792/2016 dated 22.09.2016 & Sale Deed No. 2793/2016 dated 26.12.2016 of Sub Registration District of Joint II Saidapet and Registration District of Chennai South with the following boundaries:-</p> <p><u>Plot No. 9:</u> North: Plot No. 8 & 7</p>



	<p>South: Rajarajeshwari Engineering College East: Plot No. 10 West: 10mts road and Plot No. 27 <u>Plot No. 10:</u> North: Plot No. 6 & 7 South: Rajarajeshwari Engineering College East: 12mts road West: Plot No. 9</p> <p><u>Item No.2</u></p> <p>All that piece and parcel of Flat No. S-4 in Second Floor admeasuring 1420 sq.ft inclusive of common area and car park in ground floor of the building known as "RAKSHA Flats" together with 623 Sq.Ft of UDS of land in the total extent of 4846 sq.ft., consisting of 2 Plots viz. Plot No.9 (2653 sq.ft) and Plot No.10 (2193 sq.ft) comprised in New Survey No. 36/7 (Old S.No. 36/2A) in MCK Nagar Layout Phase II, Adayalampattu village, Ambattur Taluk, Tiruvallur District together with all other appurtenant rights and improvements thereon in the name of Mr. C Elangovan morefully described in the schedule to Construction Agreement No. 2794/2016 dated 22.09.2016 & Sale Deed No. 2795/2016 dated 26.12.2016 of Sub Registration District of Joint II Saidapet and Registration District of Chennai South with the following boundaries:-</p> <p><u>Plot No. 9:</u> North: Plot No. 8 & 7 South: Rajarajeshwari Engineering College East: Plot No. 10 West: 10mts road and Plot No. 27 <u>Plot No. 10:</u> North: Plot No. 6 & 7 South: Rajarajeshwari Engineering College East: 12mts road West: Plot No. 9</p> <p>Both the items of properties situated within Sub Registration District of Joint-II SRO, Saidapet & Registration District of South Chennai.</p>
Reserve Price	<p>Item No.1 Property- Rs.58,00,000/- (Rupees Fifty Eight Lakhs Only) Item No.2 Property- Rs.56,00,000/- (Rupees Fifty Six Lakhs Only)</p>
Earnest Money Deposit (EMD)	<p>Item No.1 Property- Rs.5,80,000/- (Rupees Five Lakhs Eighty Thousand Only) Item No.2 Property- Rs.5,60,000/- (Rupees Five Lakhs Sixty Thousand Only)</p>



	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	23.09.2022 at 11.30 AM at The South Indian Bank Ltd, No.43, Hameedia Centre, Haddows Road, Nungambakkam, Chennai-600006 (Cell- 9791747678 Mr. Gnanaprakash.S)

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 St.Thomas Mount Branch at No.68, Butt Road, St.Thomas Mount, Chennai 600016 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, 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 23.09.2022.
- 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 23.09.2022 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 01.01.2017 to 25.08.2022 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, St.Thomas Mount Branch at No.68, Butt Road, St.Thomas Mount, Chennai 600016 (Cell- 9791747678, Mr. Gnanaprakash) during working hours.

For THE SOUTH INDIAN BANK LTD.

AUTHORISED OFFICER

**AUTHORISED OFFICER
(CHIEF MANAGER)**

Date : 26.08.2022

Place: Chennai

