

The South Indian Bank Ltd,
Regional Office-Chennai
N0.43, Ground Floor,
Hameediya Centre ,
Haddows Road, Nungambakkam,
Chennai, Tamilnadu.
Pin : 600006.
Phone No: 044-28281109,28271075.
Email: ro1005@sib.co.in



Ref: RO/SAR/SN/63/2024-25

Date:11.06.2024

E - AUCTION SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) and 9(1) of the Security Interest (Enforcement) Rules, 2002.

WHEREAS, the Authorised Officer of the Bank had issued Demand Notice dated 28.01.2022, calling upon 1)M/s SSS Commodities And Logistics Pvt Ltd, Having Registered Office At-C-44,New No.C-8,1ST Floor,7th Street,Annanagar East,Chennai,Tamil Nadu-600102 2)Mr. Ansari Sathiq Basha @ Sathic Basha A,38C,Abul Kalam Azath Street,Ariyanvoyal,Minjur,Ponneri,Tiruvallur, Tamil Nadu-601203, Also at:2A,Mosque Street,Kilpauk Garden Road,Kilpauk, 3)Mrs.Sathic Basha Parveen Banu @ S Parveen Banu,2A,Mosque Street,Kilpauk Garden Road,Kilpauk,Chennai-600010,Also at: 38C,Abul Kalam Azath Street,Ariyanvoyal,Minjur,Ponneri,Tiruvallur,Tamil Nadu-601203, 4)Mr. Abdul Khaliq@Abdul Khaliq Siddique, No.3,Nawab Habibullah Avenue,3rd Street, Nungambakkam,Greams Road,Chennai-600006, 5)Mr Mufeena Banu, No.3,Sathiya Nagar, Vivekanandha Main Road, Kolathur,Ambattur,Tiruvallur, Tamil Nadu-600099 & 6)Mr.Saliah Hussain Fazlur Rahman, No.3,Sathiya Nagar, Vivekanandha Main Road, Kolathur, Ambattur, Tiruvallur, Tamil Nadu-600099, Chennai-600010 as borrower(s)/guarantor(s), 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 & 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 15.07.2022 & 14.07.2022.

AND WHEREAS, the borrowers have failed to pay the amount, Notice is hereby given to the public in general and in particular to the Borrower(s) that the immovable property mortgaged to the Secured Creditor more fully described in the Schedule hereunder will be sold on "as is where is" basis, "as is what is" and "whatever there is" condition, on the date and at the place mentioned herein below for realization of a sum of Rs.9,38,85,948.51 (Rupees Nine Crore Thirty Eight Lakh Eight Five Thousand Nine Hundred Forty Eight and Paise Fifty One Only) as on 10.06.2024, with future interest, costs and expenses etc. thereon in the account/s of M/s.SSS Commodities And Logistics Pvt., Ltd., with Nungambakkam Branch of the Bank, subject to the following terms and conditions: -

Name of Property Owner	Item No:1: Mr.Saliah Hussain Fazlur Rahman Item No:2: Mr.A Sathiq Basha and Mrs.S.Parveen Banu Item No:3: Mrs.S Parveen Banu Item No:4: Mrs.S Parveen Banu
Description of property	Item No:1 All that part and parcel of Plot No.3 in the layout with name and style as "Sathya Nagar Extension" admeasuring 2329 Sq.Ft [2325 Sq.Ft as per Patta] along with building having built up area of about 2496 Sq.Ft and all other constructions, improvements, easementary rights existing and appurtenant thereon situated at 61,Vivekananda Street, Korattur, Ambattur Municipality under S.No.3/4D2 as

per Patta S.No.3/4D2B,T.S.No.73A/2,Ward E,Block No22 of Korattur Village,Ambattur Taluk,Chennai Central District and owned by Mr Saliah Hussain Fazlur Rahman,more fully described in Sale Deed No.3423/2008 dated 17.10.2008 of Sub Registrar Office Villivakkam and bounded on

North :24 Ft Road

East: Plot No.4

South: Muthu Mari Nagar Layout Plots

West: Sri Sathya Nagar Layout Plots

Item No:2

All that part and parcel of land admeasuring 20462 Sq.Ft [16459 Sq.Ft+1853 Sq.Ft+430 Sq.Ft +1720 Sq.Ft] along with all other constructions, improvements, easementary rights existing and appurtenant thereon under S.No.420/4A,as per Patta Old S.No.420/4A2,New S.No.420/4A2A,New S.No.420/4A2B,New S.No.420/9 of Minjur Village,Ponneri Taluk,Thiruvallur District and owned by Mr.A Sathiq Basha and Mrs.S Parveen Banu,more fully described in Settlement Deed No.4146/2016 dated 13.04.2016,Sale Deed Nos. 13830/2013 dated 21.11.2013,2380/1997 dated 20.08.1997,2384/1997 dated 20.08.1997,all of Sub Registrar Office Ponneri and bounded on

Boundaries of part admeasuring 16459 Sq.Ft,

North :T.H Road

East: Land in S.No.420/9,part admeasuring 1853 Sq.Ft of A.Sathiq Basha

South: Property in S.No.419

West: Property in S.No.420/4A1

Boundaries of part admeasuring 1853 Sq.Ft,

North : Property in S.No.420/9

East: Property in 420/9part,420/10 & 420/11

South: Property in S.No.419

West: Property in S.No.420/4A2A,part admeasuring 16459 Sq.Ft of A.Sathiq Basha

Boundaries of part admeasuring 430 Sq.Ft,

North :T.H Road

East: Remaining Property of R.K.Ashok Kumar in S.No.420/4A2B

South: Property in S.No.420/4A2A

West: Property in S.No.420/4A2A

Boundaries of part admeasuring 1720 Sq.Ft,

North :T.H Road

East: Part admeasuring 430 Sq.Ft of S Parveen Banu

South: Property in S.No.420/4A2A



	<p>West: Property in S.No.420/4A2A</p> <p><u>Item No:3</u> All that part and parcel of commercial land admeasuring 2469 Sq.Ft [1184.5 Sq.Fy + 1284.5 Sq.Ft] along with building having total plinth area of about 1500 Sq.Ft and all other constructions, improvements, easementary rights existing and appurtenant thereon (in No: 361, T.H.Road , Minjur, Chennai) under Old.S.Nos.201/3,4 &5,New S.Nos.201/3C,4C & 5A,Present S Nos.201/3C1,4C1 & 5A1 of Minjur Village,Ponneri Taluk,Thiruvallur District and owned by Mrs.S Parveen Banu,more fully described in Sale Deed No. 3287/2014 dated 07.04.2014 of Sub Registrar Office Ponneri and bounded on Boundaries of part admeasuring 1184.5 Sq.Ft North :Property of M Jothi East: Part admeasuring 1284.5 Sq.Ft South: Property of Selvaraj West: T H Road Boundaries of part admeasuring 1284.5 Sq.Ft North :VRB Street East: Property of M Govindaraj South: Property of Selvaraj West: Part admeasuring 1184.5 Sq.Ft</p> <p><u>Item No:4</u> All that part and parcel of commercial land in Plot No.7 admeasuring 3200 Sq.Ft along with building having total plinth area of about 3622 Sq.Ft (as per approved plan 1050 Sq.Ft) and all other constructions, improvements, easementary rights existing and appurtenant thereon (in TH Road, Valluvar Nagar, Minjur, Chennai) under Old.S.No.415/1,Patta No.4669,New Patta S.No.415/6 of Minjur Village,Ponneri Taluk,Thiruvallur District and owned by Mrs.S Parveen Banu,more fully described in Sale Deed No. 197/2014 dated 10.01.2014 of Sub Registrar Office Ponneri and bounded on North :TH Road East: Plot No.8(S.No.415/7) South: Plot No.14(S.No.415/13) West: Plot No.6(S.No.415/5)</p>
Nature of possession	Item No:1- Symbolic Item No:2- Symbolic Item No:3- Symbolic Item No:4- Symbolic
Reserve Price	Item No:1:Rs.1,68,00,000/- (Rupees One Crore Sixty Eight Lakhs Only) Item No:2:Rs.4,98,00,000/- (Rupees Four Crore Ninety Eight Lakhs Only) Item No:3:Rs.1,20,00,000/- (Rupees One Crore Twenty Lakhs Only) Item No:4:Rs.1,32,00,000/- (Rupees One Crore Thirty Two Lakhs Only)



Earnest Money Deposit (EMD)	Item No:1:Rs.16,80,000/- (Rupees Sixteen Lakhs Eighty Thousand Only) Item No:2:Rs.49,80,000/- (Rupees Forty Nine Lakhs Eighty Thousand Only) Item No:3:Rs.12,00,000/- (Rupees Twelve Lakhs Only) Item No:4:Rs.13,20,000/- (Rupees Thirteen Lakhs Twenty Thousand Only)
Mode of submission of EMD/ Sale amount	All amounts payable regarding EMD and sale shall be paid by way of Demand Draft drawn in favour of "The Authorised Officer, The South Indian Bank Ltd." payable at Chennai or through RTGS to Account No:0110073000002376 maintained at Chennai Nungambakkam Branch (IFSC/NEFT Code is SIBL0000110)
Last date and time for submission of Bid along with EMD	On 24.07.2024 before 04.00PM
Property Inspection	From 11.00AM to 04.00PM during Bank working days till 24.07.2024 with prior appointment from the Bank.
Bid incremental amount	Rs.50,000/- (Rupees Fifty Thousand Only)
Date and time of E-auction	25.07.2024 from 11.30 AM to 12.30 PM (with 5 minute unlimited auto extensions till sale is concluded)
E-auction service provider	Matex Net Private Limited Mr.Kannan, Mobile Number:7845759867 Email Id :kannan.r@matexnet.com https://assets.matexauctions.com

TERMS AND CONDITIONS OF SALE

- 1) The secured asset will be sold by e-auction through Bank's approved service provider i.e Matex Net Private Limited who are assisting the Authorised Officer in conducting the online auction.
- 2) The intending purchasers shall submit the EMD amount mentioned hereinabove via Demand Draft in favour of "The Authorised Officer, The South Indian Bank Ltd." payable at Chennai at No,43, Ground Floor, Hameediya Centre, Haddows Road, Nungambakkam, Chennai, Tamilnadu-600006 or through RTGS to Account No:0110073000002376 held by " The Authorised Officer" in The South Indian Bank Ltd, Branch Nungambakkam (IFSC Code: SIBL(IFSC/NEFT Code is SIBL0000110) latest by 04.00 PM on or before 24.07.2024.
- 3) The intending purchaser shall submit duly filled in bid form in original (format available with Authorised officer and in website <https://assets.matexauctions.com> along with self-attested copies of Proof of identification/Address proof (KYC) to the Authorised officer and should carry the original for verification. Bids submitted otherwise than in the format prescribed shall not be eligible for consideration and will be liable for rejection.
- 4) In case of joint bidders, an authorization letter signed by all the bidders authorizing a bidder (one among them who is holding a valid ID) is to be submitted along with bid form. In case



- the bidder is a corporate/Partnership firm, a copy of the resolution passed by the Board of Directors/Partners authorizing the actual bidder, who is holding a valid ID, needs to be submitted along with the bid form.
- 5) Bidders should have active mobile number and valid e-mail address for participating in E-Auction and register their names at the e-auction portal and get User ID and Password free of cost from E-auction service provider whereupon they would be allowed to participate in the online-E-auction.
 - 6) Please note that interested purchasers shall be permitted to participate and bid in the e-auction only if EMD amount has been received by the Bank along with the documents and in the manner mentioned in point 3 hereinabove.
 - 7) Eligible Bidders who have duly complied with the above requirements in point no.2,3 & 4 hereinabove will be provided with User ID and Password through Bank's approved service provider for participating in e-auction portal.
 - 8) After the submission of EMD, the bidders shall not be allowed to withdraw the Bid forms/EMD. The amount of EMD paid by interested bidders shall not carry any interest.
 - 9) Online bidding will commence from Reserve price or from the highest bid quoted whichever is higher.
 - 10) The Bank / service provider for e-Auction shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the causes.
 - 11) The bid once submitted by the bidder, cannot be cancelled/withdrawn and the bidder shall be bound to buy the property at the final bid price. The failure on the part of bidder to comply with any of the terms and conditions of e-Auction, mentioned herein will result in forfeiture of the amount paid by the defaulting bidder.
 - 12) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.
 - 13) The Authorised Officer shall be at liberty to cancel the e-Auction process at any time, before declaring the successful bidder, without assigning any reason.
 - 14) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.
 - 15) The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondence regarding any change in the bid shall be entertained.
 - 16) The Authorised Officer is not bound to accept the highest offer and the Authorised officer has absolute right to accept or reject any or all offer(s) or adjourn / postpone/ cancel the e-Auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor.
 - 17) In case of forfeiture of the amount deposited by the defaulting bidder, he shall neither have claim on the property nor on any part of the sum for which may it be subsequently sold.
 - 18) In case any dispute arises as to the validity of the bid(s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Authorised Officer shall be final. In such an eventuality, the Bank shall in its sole discretion be entitled to call off the sale and put the property to sale once again on any date and at such time as may be decided by the Bank.



- 19) The property will be sold on “as is where is” basis, “as is what is” and “whatever there is” condition and the Bank is not responsible for title, condition or any other fact affecting the property.
- 20) It is the responsibility of the Bidders to inspect and satisfy themselves about the Secured Asset, including its specifications, the legality of the title deeds and other documents pertaining to the said Secured Asset before participating in the” E-auction” and The South Indian Bank Ltd will not liable for any issues pertaining to the Secured Asset after the completion of the E-auction.
- 21) The Successful bidder shall pay 25 % (including EMD of 10%) of the bid amount immediately on the same day or not later than next working day, as the case may be, on confirmation of Sale in his/her favour. Balance 75% of bid amount shall be paid to the Authorised Officer within 15 days of the sale, failing which the entire deposit made by the Bidder towards earnest money deposit and/or other such amounts shall be forfeited without any notice by the Authorized officer 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 Authorised Officer.
- 22) On the sale being confirmed and on receipt of the entire sale proceeds by the Authorised Officer, the successful bidder will be issued with a Sale Certificate as per the terms and conditions of the Bank and the SARFAESI Act. The sale certificate shall be issued in the name of the successful bidder. No request for change of name in the sale certificate other than the person who submitted the bid /participated in the e-Auction will be entertained.
- 23) The successful bidder should pay all the existing dues etc., to the Government/ Local Authorities and bear all the necessary expenses like applicable stamp duties / additional stamp duty / transfer charges, Registration expenses, fees etc. for transfer of the property in his/her name.
- 24) The South Indian Bank Ltd is not liable to pay any interest/ refund EMD or any such amounts in case of any delay in issue of confirmation of sale/ Sale Certificate by virtue of any Court Order received after e-auction is complete or any other reasons whatsoever.
- 25) 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.
- 26) The successful bidder 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.
- 27) Bidder shall ensure payment of TDS on sale in compliance with provision of Income Tax Act as applicable and necessary proof of the same to be submitted to Authorised Officer before issuance of Sale Certificate.
- 28) The Successful bidder shall, at his/her cost, get the Electricity/ Water/ Sewerage connection etc. and any other common services transferred in his name.
- 29) The Authorised Officer has obtained EC/ search report regarding the property from 04.08.2020 to 01.06.2024 for Item No:1 & from 27.07.2020 to 01.06.2024 for Item No:2,3 & 4 and it contains no encumbrance.

30) For any further information and for inspection of property, the intended bidders may contact the Authorised Officer or The South Indian Bank Ltd., Branch Nungambakkam during working hours or may contact Mr.Balagopal A K,-Mobile No:6379303822 & Mr.Arunkumar R.-Mobile No:9894647220 at the South Indian Bank Ltd., Regional Office, Chennai.

For detailed terms and conditions of the sale, please refer to the link provided in www.southindianbank.com, www.matexnet.com & <https://assets.matexauctions.com>

Date: 11.06.2024
Place: Chennai



For THE SOUTH INDIAN BANK LTD.,



AUTHORISED OFFICER
(ASSISTANT GENERAL MANAGER)