

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank (hereinafter referred as AO) had issued Demand Notice CH-REG\LEG\SAR\142\2020-21 dated 28.12.2020 to Borrower 1.M/s Shravan Engineering Enterprises P Ltd, No. 37 (Old No. 16), K.B Dasan Road, Teynampet, Chennai- 600018, Guarantors 1.Mr. D.Jayakumar, S/o G. Duraiswamy, No.23 (Old No. 12),5th Main Road, RA Puram,Chennai – 600028, 2.Mrs. Sumathi Jayakumar, W/o D.Jayakumar, No.23 (Old No. 12),5th Main Road, RA Puram,Chennai – 600028, 3.Mr. Srinivasan PS, S/o Swaminathan, New No.1, Old No. L 56, 5th West Street, Kamaraj Nagar, Thiruvannamur SO,Chennai-600041, 4.Mr. D.Mahesh, S/o Duraiswamy, 1/5, Trustpakkam South Street, Mandaveli,Chennai -600028, 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 under Section 13(4) of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on 30.04.2022.

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.30,55,52,945.36 (Rupees Thirty Crores Fifty Five Lakhs Fifty Two Thousand Nine Hundred Forty Five and Paise Thirty Six Only) as on 13.11.2022 with further interest and costs, subject to the following terms and conditions: -

Name of Property Owner	M/s Shravan Engineering Enterprises P Ltd
Description of property	<u>Item-1</u> All that piece and parcel of land admeasuring 42033.25 Sq. ft, comprised in Plot No. 36 (1800 Sq ft.), Plot No. 37 (1800 Sq ft.), Plot No. 38 (1800 Sq ft.), Plot No. 44 (780 Sq ft.), Plot No. 48 (780 Sq ft.), Plot No. 50 (1200 Sq ft.), Plot No. 51 (1200 Sq ft.), Plot No. 52 (1200 Sq ft.), Plot No. 53 (1200 Sq ft.), Plot No. 54 (1200 Sq ft.), Plot No. 55 (1200 Sq ft.), Plot No. 56 (1120 Sq ft.), Plot No. 57 (1503.75 Sq ft.), Plot No. 58 (1451 Sq ft.), Plot No. 59 (1746 Sq ft.), Plot No. 60 (950 Sq ft.), Plot No. 61 (1350 Sq ft.), Plot No. 62 (1350 Sq ft.), Plot No. 63 (1806 Sq ft.), Plot No. 64 (1698.75 Sq ft.), Plot No. 65 (1646 Sq ft.), Plot No. 66 (1560 Sq ft.), Plot No. 67 (1503.75 Sq ft.), Plot No. 68 (1451 Sq ft.), Plot No. 69 (1395 Sq ft.), Plot No. 70 (1342 Sq ft.), Plot No. 85 (1200 Sq ft.), Plot No. 86 (1200 Sq ft.), Plot No. 87 (1200 Sq ft.), Plot No. 88A (1200 Sq ft.), Plot No. 88B (1200 Sq ft.) in Survey Nos. 66/3A7, 66/3A4 & 66/5 and New Survey Nos. 66/3A7A & 66/5 as per Patta No. 2486, situated at Jayendrar Avenue, Irungattukottai 'A' Village, Sriperumbudur Taluk, Kancheepuram District together with all other appurtenant rights and improvements in the name of M/s Shravan Engineering Enterprises P Ltd vide Sale Deed Dated 16.05.2019 Registered as Document No. 3644/2019 of Sub



Regional Office-Chennai

No.43, Ground Floor, Hameedia Centre, Haddows Road,
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

Registration District of Sriperumbudur and Registration District of Chengalpet and being bounded on:

<u>Plot No.36 (1800 Sq ft.)</u> North by: Plot No.35, South by: 24 Ft Road, East by: 20 feet Road, West by: Plot No.37.	<u>Plot No.37 (1800 Sq ft.)</u> North by: Plot No.35 & S. No. 66/3A2, South by: 24 Ft Road, East by: Plot No.36, West by: Plot No.38.
<u>Plot No.38 (1800 Sq ft.)</u> North by: S. No. 66/3A2, South by: 24 Ft Road, East by: Plot No.37, West by: Plot No.39.	<u>Plot No.44 (780 Sq ft.)</u> North by: 24 Ft Road, South by: Vacant Land, East by: Plot No.45, West by: Plot No.43.
<u>Plot No.48 (780 Sq ft.)</u> North by: 24 Ft Road, South by: Vacant Land, East by: Plot No.49, West by: Plot No.47.	<u>Plot No.50 (1200 Sq ft.)</u> North by: S No. 66/3A4, South by: 20 Ft Road, East by: 20 Ft Road, West by: Plot No.51.
<u>Plot No.51 (1200 Sq ft.)</u> North by: S No. 66/3A4, South by: 20 Ft Road, East by: Plot No.50, West by: Plot No.52.	<u>Plot No.52 (1200 Sq ft.)</u> North by: S No. 66/3A4, South by: 20 Ft Road, East by: Plot No.51, West by: Plot No.53.
<u>Plot No.53 (1200 Sq ft.)</u> North by: S No. 66/3A4, South by: 20 Ft Road, East by: Plot No.52, West by: Plot No.54.	<u>Plot No.54 (1200 Sq ft.)</u> North by: S No. 66/3A4, South by: 20 Ft Road, East by: Plot No.53, West by: Plot No.55.
<u>Plot No.55 (1200 Sq ft.)</u> North by: S No. 66/3A4, South by: 20 Ft Road, East by: Plot No.54, West by: Plot No.56.	<u>Plot No.56 (1120 Sq ft.)</u> North by: S No. 66/3A4, South by: 20 Ft Road, East by: Plot No.55, West by: Vacant Land.
<u>Plot No.57 (1503.75 Sq ft.)</u> North by: 20 Ft Road, South by: Plot No. 58, East by: 20 Ft Road, West by: Vacant Land.	<u>Plot No.58 (1451 Sq ft.)</u> North by: Plot No. 57, South by: Plot No. 59, East by: 20 Ft Road, West by: Vacant Land.



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<u>Plot No.59 (1746 Sq ft.)</u> North by: Plot No. 58 & Road, South by: Vacant Land, East by: Plot No. 60, West by: Vacant Land.	<u>Plot No.60 (950 Sq ft.)</u> North by: Plot No. 61 & Road, South by: Vacant Land, East by: Plot No. 63, West by: Plot No. 59.
<u>Plot No.61(1350 Sq ft.)</u> North by: Plot No. 62, South by: Plot No. 60, East by: Plot No. 63, West by: 20 Ft Road.	<u>Plot No.62(1350 Sq ft.)</u> North by: 20 Ft Road, South by: Plot No. 61, East by: Plot No. 63, West by: 20 Ft Road.
<u>Plot No.63 (1806 Sq ft.)</u> North by: 20 Ft Road, South by: Vacant Land, East by: Plot No. 64, West by: Plot No. 60,61&62.	<u>Plot No.64(1698.75 Sq ft.)</u> North by: 20 Ft Road, South by: Vacant Land, East by: Plot No. 65, West by: Plot No. 63.
<u>Plot No.65(1646 Sq ft.)</u> North by: 20 Ft Road, South by: Vacant Land, East by: 20 Ft Road, West by: Plot No. 64.	<u>Plot No.66(1560 Sq ft.)</u> North by: 20 Ft Road, South by: Vacant Land, East by: Plot No. 67, West by: 20 Ft Road.
<u>Plot No.67 (1503.75 Sq ft.)</u> North by: 20 Ft Road, South by: Vacant Land, East by: Plot No. 68, West by: Plot No. 66.	<u>Plot No.68 (1451 Sq ft.)</u> North by: 20 Ft Road, South by: Vacant Land, East by: Plot No. 69, West by: Plot No. 67.
<u>Plot No.69 (1395 Sq ft.)</u> North by: 20 Ft Road, South by: Vacant Land, East by: Plot No. 70, West by: Plot No. 68.	<u>Plot No.70 (1342 Sq ft.)</u> North by: 20 Ft Road, South by: Vacant Land, East by: Plot No. 71, West by: Plot No. 69.
<u>Plot No.85 (1200 Sq ft.)</u> North by: S. Nos. 66/3A5 & 66/3A6, South by: 20 Ft Road, East by: Plot No. 84, West by: Plot No. 86.	<u>Plot No.86 (1200 Sq ft.)</u> North by: S. No. 66/3A5, South by: 20 Ft Road, East by: Plot No. 85, West by: Plot No. 87.
<u>Plot No.87 (1200 Sq ft.)</u> North by: S. No. 66/3A5,	<u>Plot No.88A (1200 Sq ft.)</u> North by: S. Nos. 66/3A3 & 66/3A5,



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	South by: 20 Ft Road, East by: Plot No. 86, West by: Plot No. 88A.	South by: 20 Ft Road, East by: Plot No. 87, West by: Plot No. 88B.
	<u>Plot No.88B (1200 Sq ft.)</u> North by: S. Nos. 66/3A3, South by: 20 Ft Road, East by: Plot No. 88A, West by: 20 Ft Road.	
	The above said plots are lying as single compact land having total extent of 42033.25 sq.ft. <u>Item-2</u> All that piece and parcel of land admeasuring 15821.50 Sq. ft, comprised in Plot No. 8 (2472 Sq ft.), Plot No. 9 (2187.50 Sq ft.), Plot No. 10 (2187.50 Sq ft.), Plot No. 11 (2187.50 Sq ft.), Plot No. 12 (2187.50 Sq ft.), Plot No. 13 (2187.50 Sq ft.), Plot No. 14 (2412 Sq ft.), situated in Old Survey No. 66/3C, and as per Patta No. 2575 dated 07.02.2013 New Survey No. 66/3C2, situated at "Jayendran Avenue Part - II", Irungattukottai Village, Sriperumbudur Taluk, Kancheepuram District, together with all other appurtenant rights and improvements in the name of M/s Shravan Engineering Enterprises P Ltd vide Sale Deed Dt. 16.05.2019 Registered as Document No. 3643/2019 of Sub Registration District of Sriperumbudur and Registration District of Chengalpet and being bounded on:	
	<u>Plot No.8 (2472 Sq ft.)</u> North by: Plot No. 9, South by: Survey Nos. 66/3A5 & 66/3A6, East by: 24 Ft Wide Road, West by: Remaining Land in Survey No. 66/3C	<u>Plot No.9 (2187.50 Sq ft.)</u> North by: Plot No. 10, South by: Plot No. 8, East by: 24 Ft Wide Road, West by: Remaining Land in Survey No. 66/3C
	<u>Plot No.10 (2187.50 Sq ft.)</u> North by: Plot No. 11, South by: Plot No. 9, East by: 24 Ft Wide Road, West by: Remaining Land in Survey No. 66/3C	<u>Plot No.11 (2187.50 Sq ft.)</u> North by: Plot No. 12, South by: Plot No. 10, East by: 24 Ft Wide Road, West by: Remaining Land in Survey No. 66/3C



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	<u>Plot No.12 (2187.50 Sq ft.)</u> North by: Plot No. 13, South by: Plot No. 11, East by: 24 Ft Wide Road, West by: Remaining Land in Survey No. 66/3C	<u>Plot No.13 (2187.50 Sq ft.)</u> North by: Plot No. 14, South by: Plot No. 12, East by: 24 Ft Wide Road, West by: Remaining Land in Survey No. 66/3C
	<u>Plot No.14 (2412 Sq ft.)</u> North by: Survey No. 62, South by: Plot No. 13, East by: 24 Ft Wide Road, West by: Remaining Land in Survey No. 66/3C	
	The above said plots are lying as single compact land having total extent of 15821.50sqft	
	<u>Item-3</u> All that piece and parcel of land admeasuring 51884 Sq. ft (Ac 1.19 cents), in Old S No. 105, New S No.42 and as per patta No. 1762 New Survey No. 54, Sriperumbudur Village and Taluk, Kancheepuram District together with all other appurtenant rights and improvements in the name of M/s Shravan Engineering Enterprises P Ltd vide Sale Deed Dt. 16.05.2019 Registered as Document No. 3645/2019 of Sub Registration District of Sriperumbudur and Registration District of Chengalpet with the following boundaries: North by: Uncultivated land comprised in S No. 151/2 within the limits of Pennalur Village, South by: Canal in Sriperumbudur S No.53, East by: Village Poramboke Canal, West by: 50 ft Wide Road Leading to Arignar Anna College and Pennalur Village.	
Reserve Price	Item-1: Rs.2,08,00,000/-(Rupees Two Crores Eight lakhs Only) Item-2: Rs.78,00,000/-(Rupees Seventy Eight Lakhs Only) Item-3: Rs.1,28,00,000/-(Rupees One Crore Twenty Eight Lakhs Only)	
Earnest Money Deposit (EMD)	Item-1: Rs.20,80,000(Rupees Twenty Lakhs Eighty Thousand Only) Item-2: Rs.7,80,000(Rupees Seven Lakhs Eighty Thousand Only) Item-3: Rs.12,80,000(Rupees Twelve Lakhs Eighty 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	27.12.2022 at 11.30 AM at The South Indian Bank Ltd, No.43, Ground Floor, Hameedia Centre, Haddows Road, Nungambakkam, Chennai-600006.(Cell- 8547292906 Mr.Rajeev E, 9003611857-Mr. Ciju K.A, 6379303822-Mr.Balagopalan A.K)

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 Nungambakkam 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.
- 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 27.12.2022.
- 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 27.12.2022 at 11.30 AM. Any tender received quoting a price below the Reserve Price will be rejected outright.



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- 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 EC regarding the property from 01.01.2015 to 07.11.2022 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. Chennai Nungambakkam Branch at No.43, Hameedia Centre, Haddows Road, Nungambakkam, Chennai-600006 (Cell- 8848755389- Mr. Rajeev, 6379303822- Mr. Balagopala AK and 9003611857- Mr. Ciju K.A) during working hours.

Date : 14.11.2022
Place : Chennai



For THE SOUTH INDIAN BANK LTD.,


AUTHORISED OFFICER
(CHIEF MANAGER)