

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank (hereinafter referred as AO) had issued Demand Notice CH-REG/LEG/SAR/83/2019-20 dated 20/08/2019 to borrower 1) M/s. The Venkateswar Steel Traders, Partnership Firm, Rep. by its Partners at 39 & 40, Annai Gangai Amman Nagar, Manali Express Road, Thiruvottiyur (Also at M/s. The Venkateswar Steel Traders, Plot No. C73, Sathangadu Iron & Steel Market, Sathangadu Village, Manali Express Road, Thiruvottiyur, Chennai-600019) 2) Mr. Vijay Kumar Agarwal S/o Ram Kumar Agarwal, Partner, M/s. The Venkateswar Steel Traders, B-8-104, Prince Village, Phase-1, 31, Ellaya Mudali Street, Tondiarpet, Chennai- 600081 3) Mr. Subash Chander Agarwal S/o Ram Kumar Agarwal, Partner, M/s The Venkateswar Steel Traders, X-14/16, 1st Floor, Horizon Apartment, 1030, T.H. Road, Rajakadai, Thiruvottiyur, Chennai-600019 (Also at Mr. Subash Chander Agarwal S/o Ram Kumar Agarwal, Partner, M/s The Venkateswar Steel Traders, 37/15, T.K.S Nagar, Manali Express Road, Chennai-19) 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 (actual) 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 11.12.2019 respectively.

AND WHEREAS, the borrower/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.6,89,69,785.62 (Rupees Six Crores Eighty Nine Lakhs Sixty Nine Thousand Seven Hundred Eighty Five and Paise Sixty Two Only) as on 30.11.2022 with further interest and costs, subject to the following terms and conditions: -

Name of Property Owner	Item No.1- Mr. Vijay Kumar Agarwal & Mr. Subhash Chander Agarwal Item No.2- M/s. The Venkateswar Steel Traders
Description of property	<p><u>Item No.1</u></p> <p>(i) All that piece and parcel of land measuring an extent of 2400 Sq Ft bearing Plot No.37 situated in "Annai Gangammal Nagar" comprised in Survey No. 617 & 435/1 of Thiruvottiyur village, Thiruvottiyur Taluk (previously Ambattur Taluk), Chennai-600019 together with all other appurtenant rights and improvements thereon in the name of Mr. Subhash Chander Agarwal morefully described in the schedule to Sale Deed No. 4900/2007 dated 25.04.2007 of SRO Thiruvottiyur and Registration District of Chennai North with the following boundaries:-</p> <p><u>As per Sale Deed</u></p> <p>North: Property of Krishna Devi South: Road East: Property of Mrs. Gurmith Kaur (Plot No.38) West: Property of Herchand Singh Measuring: North to South 60 feet on both sides & East to West 40 Feet on both sides</p> <p>(ii) All that piece and parcel of land measuring an extent of 2400 Sq Ft bearing Plot No.38 situated in "Annai Gangammal Nagar" comprised in Survey No. 617 & 435/1 of Thiruvottiyur village, Thiruvottiyur Taluk (previously Ambattur Taluk), Chennai-600019 together with all other</p>



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

appurtenant rights and improvements thereon in the name of Mr. Vijay Kumar Agarwal morefully described in the schedule to Sale Deed No. 5316/2007 dated 04.05.2007 of SRO Thiruvottiyur and Registration District of Chennai North with the following boundaries:-

As per Sale Deed

North: Plot Belongs to Mr. Mohinder Singh

South: Common Way

East: Plot belonging to Thilagam

West: Plot belonging to Kripal Singh

Measuring: North to South 60 feet on both sides & East to West 40 Feet on both sides

(iii) All that piece and parcel of land measuring an extent of 2400 Sq Ft bearing Plot No.39 situated in "Annai Gangammal Nagar" comprised in Survey No. 617 & 435 of Thiruvottiyur village, Thiruvottiyur Taluk (previously Ambattur Taluk), Chennai-600019 together with all other appurtenant rights and improvements thereon in the name of Mr. Vijay Kumar Agarwal morefully described in the schedule to Sale Deed No. 4029/2006 dated 28.06.2006 of SRO Thiruvottiyur and Registration District of Chennai North with the following boundaries:-

North: Plot Belongs to Mrs. Saradha

South: Common Way

East: Plot No.40

West: Vimal Chand's remaining plots

Measuring: North to South 60 feet on both sides & East to West 40 Feet on both sides.

(iv) All that piece and parcel of land measuring an extent of 2400 Sq Ft bearing Plot No.40 situated in "Annai Gangammal Nagar" comprised in Survey No. 617 & 435 of Thiruvottiyur village, Thiruvottiyur Taluk (previously Ambattur Taluk), Chennai-600019 together with all other appurtenant rights and improvements thereon in the name of Mr. Subhash Chander Agarwal morefully described in the schedule to Sale Deed No. 4030/2006 dated 28.06.2006 of SRO Thiruvottiyur and Registration District of Chennai North with the following boundaries:-

North: Plot Belongs to Mrs Meenakshi

South: Common Passage

East: Common Passage

West: Plot No.39

Measuring: North to South 60 feet on both sides & East to West 40 Feet on both sides.

Item No 2:

All that piece and parcel of land measuring an extent of 432 Sq. Mt equivalent to 4650 Sq Ft bearing Plot No. C-73 situated in Sathangadu Iron



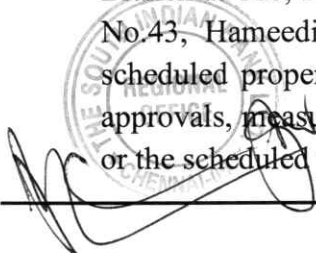
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	<p>& Steel Market Complex comprised in Survey No. 3/1A1A3 part, 3/1A2A part, Block No.2, Ward No. D, T.S No.1 part and T.S. No.2 part, Sathangadu Village, Thiruvottiyur Taluk, Chennai together with all other appurtenant rights and improvements thereon in the name of M/s. The Venkateswar Steel Traders morefully described in the schedule to Sale Deed No. 7702/2016 dated 11.11.2016 of SRO Thiruvottiyur and Registration District of Chennai North with the following boundaries:-</p> <p>North: Plot No. C-72 South: Plot No. C-74 East: Plot No.B-49 & B-50 West: 18'0 MTRS Road</p> <p>Measuring: North to South 12.0 mtrs on both sides & East to West 36.0 mtrs on both sides.</p>
Reserve Price	<p>Item No.1 Property- Rs 2,25,00,000/- (Rupees Two Corers Twenty Five Lakhs Only)</p> <p>Item No.2 Property- Rs.91,00,000/- (Rupees Ninety One Lakhs Only)</p>
Earnest Money Deposit (EMD)	<p>Item No.1 Property- Rs 22,50,000/- (Rupees Twenty Two Lakhs Fifty Thousand Only)</p> <p>Item No.2 Property- Rs.9,10,000/- (Rupees Nine Lakhs Ten Thousand Only)</p> <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)</p>
Date and Place of Sale	<p>28.12.2022 at 11.30 AM at The South Indian Bank Ltd, No.43, Ground Floor, Hameedia Centre, Haddows Road, Nungambakkam, Chennai-600006. (Cell-Rajeev-8547292906, Balagopal AK- 6379303822 and Ciju-9003611857)</p>

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 Chennai Corporate Branch at 110, Raheja Towers, 177 Anna Salai, Chennai – 600002 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.

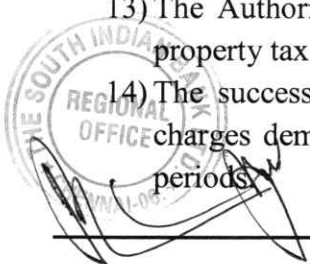




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- 3) Interested Tenderers shall produce a copy of any valid photo identity/ address proof. In case, the Tenderer is participating on authorization, he should produce the ID proof of himself and the Tenderer along with authorization letter.
- 4) All 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 28.12.2022.
- 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 28.12.2022 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 by the Authorised Officer, 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.



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- 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 01.01.2016 to 24.11.2022 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 Corporate Branch at 110, Raheja Towers, 177 Anna Salai, Chennai - 600002- (Cell-Rajeev-8547292906, Balagopal AK- 6379303822 and Ciju-9003611857) during working hours.

For THE SOUTH INDIAN BANK LTD.,

AUTHORISED OFFICER

**AUTHORISED OFFICER
(CHIEF MANAGER)**

Date: 01.12.2022

Place: Chennai

