

**Regional Office-Chennai**

No.43, Ground Floor, Hameedia Centre, Haddows Road, Nungambakkam, Chennai-600006, TamilNadu,
Tel. No: +91-44-28238250/ 28281109 Fax: +91-44-28232014
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

TENDERCUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank (hereinafter referred as AO) had issued Demand Notice CH-REG/LEG/SAR/0213/2021-22 dated 13.10.2021 to the Borrowers 1.M/s. SVS Traders Represented by its partners, No. 20C/2, Road Street, Olimohammedpet, Kancheepuram, Pin - 631 501, 2. Mr. Parthasarathy L, S/o. Loganathan, Partner-M/s.SVS Traders, No. 20C Road Street, Olimohammedpet, Kancheepuram, Pin - 631 501, 3.Mr. Karthik L S/o. Loganathan, Partner-M/s.SVS Traders, No. 20C Road Street, Olimohammedpet, Kancheepuram, Pin - 631 501, Guarantors 4.Late Mrs. Bharathi L, W/o. Loganathan, No. 20C Road Street, Olimohammedpet, Kancheepuram, Pin - 631 501, (Since deceased represented by legal hire Mr. Loganathan, S/o. Varadharaj, No. 20C Road Street, Olimohammedpet, Kancheepuram, Pin - 631501, Mr. Karthik L S/o. Loganathan, No. 20C Road Street, Olimohammedpet, Kancheepuram, Pin - 631501, Ms.Priya D/o Loganathan No. 20C Road Street, Olimohammedpet, Kancheepuram, Pin - 631501 and Mr. Parthasarathy L, S/o. Loganathan, No. 20C Road Street, Olimohammedpet, Kancheepuram, Pin - 631501) 5. Mr. Loganathan, S/o. Varadharaj, No. 20C Road Street, Olimohammedpet, Kancheepuram, Pin - 631 501, 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 06.07.2023.

AND WHEREAS, the borrowers/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.10,11,66,709.08 ps (Rupees Ten crores Eleven Lakhs Sixty six Thousand Seven Hundred Nine and Paise Eight Only) as on 03.10.2023 with further interest and costs, subject to the following terms and conditions: -

Name of Property Owner	Mr. Parthasarathy L and Mr. Karthik L Mr. Loganathan, Mrs. Bharathi L(Late)
Description of property	<u>Item-1</u> All that part and parcel of Land admeasuring 972 Sq ft (926 Sq ft of land + 46 Sq ft of passage) (944 Sq ft as per possession) along with all constructions, improvements, and appurtenant thereon, lying in Town Sy No. 3144/1C&3144/1&2 within Kancheepuram Town, Kancheepuram Taluk, Kancheepuram District, owned by Mr. Parthasarathy L and Mr. Karthik L more fully described in Sale Deed No. 2038/1999 dated 14.10.1999 of Joint I SRO Kancheepuram, Sale Deed No. 264/2002 dated 15.02.2002 of Joint I SRO Kancheepuram and Will Deed No. 34/III/2000 dated 16.06.2000 of Joint I SRO Kancheepuram and Bounded as North of: Kanniyappan's Land, South of: Backyard & Thandoni's House, East of: Pond and West of: Rathina Mudaliar's Land.

	<u>Item-2</u> All that part and parcel of Land admeasuring 20832.50 Sq ft (19100 Sq ft + 1732.50 Sq ft) with building measuring 3656 Sq ft constructed thereon along with all other constructions, improvements, and appurtenant thereon, lying in Town Sy No. 3144, 3144/2, New Sy No. 3144/2A4, 3145/2, within Kancheepuram Town, Kancheepuram Taluk, Kancheepuram District, owned by Mr. Loganathan, Mr. Parthasarathy L and Mr. Karthik L more fully described in Sale Deed No. 1096/1983 dated 30.04.1982 of Joint I SRO Kancheepuram, Sale Deed No. 457/1982 dated 20.04.1982 of Joint I SRO Kancheepuram and Will Deed No. 34/III/2000 dated 16.06.2000 of Joint I SRO Kancheepuram and 19100 Sq ft bounded on North of: Poisollan Pattarai & Channel, South of: Katvithakka's House, Kaja Sahib's & and Sulika Beevi's house, East of: Poisollan Pattarai, Channel, Kanji Sardar Sahib's & Nijamuddin's Gardens and West of: Mohammad Mytheen's house. 1732.50 Sq ft bounded on North of: House in Door No. 20C,21, South of: Street, East of: Rajeswari's House and West of: Kammanji Kudupudin Sahib's House
	<u>Item-3</u> All that part and parcel of Land admeasuring 2756 Sq ft (2696 Sq ft on possession as per approved building plan) with building bearing Door No.20C & 21 constructed thereon having an area of about 2115 sq.ft along with all other construction, improvements, and appurtenant thereon, lying in Town Sy No. 3145/1 within Kancheepuram Town, Kancheepuram Taluk, Kancheepuram District, owned by Mr. Loganathan, Mr. Parthasarathy L and Mr. Karthik L more fully described in Partition Deed No. 2407/2000 dated 30.10.2000 of Joint I SRO Kancheepuram and Bounded on North of: Loganathan's Site, South of: Street, East of: Kaja Sahib's site and West of: Ratlinavel's Site.
	<u>Item-4</u> All that part and parcel of Land admeasuring 1740 Sq ft (1713 Sq ft in possession as per Patta) along with all constructions, improvements, and appurtenant thereon, lying in Town Sy No. 3144/1 within Kancheepuram Town, Kancheepuram Taluk, Kancheepuram District, owned by Mrs. Bharathi L more fully described in Sale Deed No. 1975/2003 dated 19.11.2003 of Joint I SRO Kancheepuram and Bounded on North of: Basheer's House, South of: Kudupudin Sayab's House site and Jamilabee's House site, East of: Kuttai and West of: Rathina Mudaliar's Land.
Reserve Price	Item-1: Rs.20,37,200/- (Rupees Twenty Lakhs Thirty Seven Thousand Two Hundred Only)

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	Item-2: Rs.4,76,80,320/- (Rupees Four Crores Seventy Six Lakhs Eighty Thousand Three Hundred Twenty Only) Item-3: Rs.1,20,33,000/- (Rupees One Crore Twenty Lakhs Thirty Three Thousand Only) Item-4: Rs.37,69,000/- (Rupees Thirty Seven Lakhs Sixty Nine Thousand Only)
Earnest Money Deposit (EMD)	Rs.2,03,720/- (Rupees Two Lakhs Three Thousand Seven Hundred Twenty Only) Rs.47,68,032/- (Rupees Forty Seven Lakhs Sixty Eight Thousand and Thirty Two Only) Rs.12,03,300/- (Rupees Twelve Lakhs Three Thousand Three Hundred Only) Rs.3,76,900/- (Rupees Three Lakhs Seventy Six Thousand Nine 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	31.10.2023 at 11.30 A.M. at The South Indian Bank Ltd, No.43, Ground Floor, Hameedia Centre, Haddows Road, Nungambakkam, Chennai-600006 Cell- (8593991578- Mr.Balagopal AK)

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/ Kancheepuram Branches at No.68, Kamarajar Road, Kancheepuram 631501, Tamil Nadu and Chennai Regional Office at No.43, Ground Floor, Hameedia Centre, Haddows Road, 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 Officer's” a/c No: 0110073000002376 maintained at Chennai Nungambakkam Branch (IFSC/NEFT Code is SIBL0000110)



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- 5) Interested Tenderers shall submit Demand Draft / RTGS Receipt as the case may be for the EMD at The South Indian Bank Limited, Regional Office, No.43, Ground Floor, Hameedia Centre, Haddows Road, Nungambakkam, Chennai-600006 along with the Tender in a sealed cover before 11.00 AM on 31.10.2023.
- 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 31.10.2023 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.
- 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/ search report regarding the properties from 01.01.2015 to 06.09.2022 and it contains no encumbrance.



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- 17) For any further information and for inspection of property, the intended Tenderers may contact the Authorised Officer or The South Indian Bank Ltd, No.43, Ground Floor, Hameedia Centre, Haddows Road, Nungambakkam, Chennai-600006 (Mr.Balagopal A.K- 6379303822) during working hours.

Date : 03.10.2023

Place : Chennai



For THE SOUTH INDIAN BANK LTD.

V. K. Kumar

AUTHORISED OFFICER

**AUTHORISED OFFICER
(CHIEF MANAGER)**