

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorized Officer of the Bank (hereinafter referred as AO) had issued Demand Notice dated 06.01.2022 to Borrower (1) **Mr. Dharmaraj O P (Proprietor - M/s Abinav Ginning Mill)** and Guarantor (2) **Mrs. Sasikala D (W/o Dharmaraj O P)** both Residing at S. F No: 257/ 1, Achampalayam- Kovai Road, Achampalayam Village P O, Annur, Coimbatore, Tamil Nadu – 641 697 Also at 3/122 A, Teachers' Colony, Allikaranpalayam, Annur, Coimbatore- 641 653 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 item no. 1 and 2 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 21.03.2022.

AND WHEREAS, the borrower 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. 8,93,78,679.75 (Rupees Eight Crores Ninety Three Lakhs Seventy Eight Thousand Six Hundred Seventy Nine and Paisa Seventy Five Only)** as on **15.03.2023** with further interest and costs, subject to the following terms and conditions: -

Item No. 1

Name of property owner	Mr. Dharmaraj O P
Description of property	All that part and parcel of land admeasuring 1.50 Acre (0.41 Acre + 1.09 Acre) along with Building thereon bearing Door No. 4/203 B & 4/203 H of Karegoundenpalayam Panchayat admeasuring Plinth area of 38584.80 Sq. ft. (approx) of Plinth area along with all other constructions, improvements, easementary rights existing and appurtenant thereon situated in SF No. 257/1 within Karegoundenpalayam Village, Annur Taluk, Coimbatore District and owned by Dharmaraj O P morefully described in Sale Deed no. 257/ 2008 and dated 22.01.2008 and Sale Deed no. 256/ 2008 dated 22.01.2008 both of Sub Registrar Office – Annur



	<p>Land admeasuring 0.41 Acres bounded on North: Property of Ramasamy, Palanisamy and N.S. Thadam & Others and Pathway South: Property of Dharmaraj O P admeasuring 1.09 Acres East: Property of Nanjappa Chettiar West: Property of Ramasamy, Palanisamy & Others</p> <p>Land admeasuring 1.09 Acres bounded on North: Property of Dharmaraj O P admeasuring 0.41 Acres South: SF No. 253 K R Shanmugam Family East: SF No. 256 West: Property of Ramasamy, Palanisamy & Others</p>
Reserve Price	Rs. 4,80,60,000.00 (Rupees Four Crores Eighty Lakhs Sixty Thousand Only)
Earnest Money Deposit (EMD)	Rs. 48,06,000.00 (Rupees Forty Eight Lakhs Six Thousand Only)
Date and Place of Sale	05.04.2023 at 03.00 P. M. at The South Indian Bank Ltd, Regional office, Sungam, Trichy Road, Coimbatore-641018.

Item No. 2

Name of property owner	Mr. Dharmaraj O P and Ms. Sasikala D
Description of property	<p>All that part and parcel of land admeasuring 2183 Sq. ft. along with residential Building thereon bearing Door No. 3/ 122 A & 3/ 122- B of Ottarpalayam Panchayat admeasuring 2138 sq. ft. (approx) of plinth area along with all other constructions, improvements, easementary rights existing and appurtenant thereon situated in (Site No. A4, Teachers' Colony, Allikarampalayam, Coimbatore) under SF No. 256/ 1A in Ottarpalayam Village, Annur Taluk, Coimbatore District and owned by Dharmaraj O P and Sasikala D morefully described in Sale Deed no 10962/ 2011 dated 26.09.2011 of Sub Registrar Office – Annur and bounded on</p> <p>North: Property of S Kalamani South: Site No. A-5 (Property of J Jose)</p>



	East: S F No. 256/1C West: Road
Reserve Price	Rs. 75,08,000.00 (Rupees Seventy Five Lakhs Eight Thousand Only)
Earnest Money Deposit (EMD)	Rs. 7,50,800.00 (Rupees Seven Lakhs Fifty Thousand Eight Hundred Only)
Date and Place of Sale	18.04.2023 at 04.00 P. M. at The South Indian Bank Ltd, Regional office, Sungam, Trichy Road, Coimbatore-641018.

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/ at Coimbatore Pogalur Branch and at Coimbatore Regional Office 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.
- 4) All amounts payable regarding the sale including EMD shall be paid by way of RTGS to Account No. 0385073000000927, IFSC Code: SIBL0000385, maintained with Coimbatore Trichy Road branch / DD drawn in favor of "The Authorized Officer, The South Indian Bank Ltd." payable at Coimbatore.
- 5) Interested Tenderers shall submit proof of RTGS or Demand Draft for the EMD at The South Indian Bank Ltd Regional Office, Coimbatore along with the Tender in a sealed cover on 05.04.2023 before 02.30 P. M. for Item No. 1 and on 18.04.2023 before 03.30 P. M. for Item No. 2.



- 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 05.04.2023 at 03.00 P. M. for Item No. 1 and on 18.04.2023 at 04.00 P. M. for Item No. 2. 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 Tenderer 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 Authorized Officer has obtained EC/ search report regarding the property from 01.01.2019 to 14.03.2023 and it contains no encumbrance of the Properties.
- 17) For any further information and for inspection of property, the intended Tenderers may contact the Authorised Officer or The South Indian Bank Ltd. Coimbatore Pogalur Branch during working hours.

For The South Indian Bank Ltd.


**Authorised Officer
(Chief Manager)**

**AUTHORISED OFFICER
(CHIEF MANAGER)**

Date: 15.03.2023

Place: Coimbatore

