

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorized Officer of the Bank (hereinafter referred as AO) had issued Demand Notice dated 21.02.2020 to borrower (1) **Mr. Rajesh, Proprietor of M/s. Roots Properties**, 3/ 195/ E2, Arasur Road, Thennampalayam, Coimbatore- 641 407 also at 77/ 146, NVN Layout, New Siddapudur, Coimbatore- 641 044 Guarantor (1) **Mrs. Sangeetha R**, 3/ 267/ 10, Soundaraja Garden, Pallavi Nagar, West Arasur, Coimbatore- 641 407 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 Physical Possession of the immovable property, 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 05.12.2020.

AND WHEREAS, the borrower 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. 21,34,089.37 (Rupees Twenty One Lakhs Thirty Four Thousand Eighty Nine and Paise Thirty Seven Only)** as on **16.10.2023** with further interest and costs, subject to the following terms and conditions: -

Name of the Property Owner	Mrs. R. Sangeetha
Description of property	All that part and parcel of land admeasuring 5232 Sq Ft (0.12 Ac.) along with all other improvements, usufructs, mamool rights of way and all other easmentary rights thereon in Old S. F. No. 131- A1, 105C, Re-Survey No. 158/ 2, 158/ 5 of Pa. vellalapalayam Village, Gobichettipalayam Sub Registration District, Gobichettipalayam Registration District, Erode District, owned by Mrs. R. sangeetha more fully described in Sale Deed No. 1034/ 2010 dated 31.05.2010 and bounded as follows: North by: Common East West 12 Feet Itteri Road. East by: Property belongs to Lalitha. West by: Property belongs to Subramaniya Gounder and others. South by: Property belongs to Appuchi Gounder and others.
Reserve Price	Rs. 17,50,000.00 (Rupees Seventeen Lakhs Fifty Thousand Only)
Earnest Money Deposit (EMD)	Rs. 1,75,000.00 (Rupees One Lakhs Seventy Five Only)
Date and Place of Sale	06.11.2023 at 02.00 P. M. at The South Indian Bank Ltd, Regional office, Sungam, Trichy Road, Coimbatore-641018.



The South Indian Bank Ltd., Regional Office Coimbatore, P. B. No: 3868, Trichy Road, Sungam, Coimbatore- 641018, Tamil Nadu, e-mail: ro1002@sib.co.in, (Tel) 0422-2303 618.

The South Indian Bank Ltd., Regd. Office: Thrissur, Kerala, Head Office: S.I.B House, T.B. Road, P.B No 28, Thrissur - 680001, Kerala. (Tel) 0487-2420 020, (Fax) 91 487-244 2021.

CIN: L65191KL 1929PLC001017, Toll Free (India) 1800-102-9408, 1800-425-1809 (BSNL)

www.southindianbank.com

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 Gandhipuram 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: SIBL0000385, maintained with Coimbatore Trichy Road or Demand Draft drawn in favour of "The Authorised Officer, The South Indian Bank Ltd." payable at Coimbatore.
- 5) Interested Tenderers shall submit Proof of RTGS/ Demand Draft for the EMD at The South Indian Bank Ltd Regional Office, Coimbatore along with the Tender in a sealed cover on or before 06.11.2023 at 01.30 P. M.
- 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 06.11.2023 at 02.00 P. M. 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.

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Regional Office: Coimbatore



- 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 01.01.2016 to 16.10.2023 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 Coimbatore Gandhipuram Branch during working hours.

for THE SOUTH INDIAN BANK LTD.

Authorised Officer
(Assistant General Manager)

Date: 17.10.2023
Place: Coimbatore

AUTHORISED OFFICER
(ASSISTANT GENERAL MANAGER)

