

Regional Office: Coimbatore



TENDERCUM AUCTION SALE NOTICE

WHEREAS the Authorized Officer of the Bank (hereinafter referred as AO) had issued Demand Notice dated 20.05.2021 to Borrower (1) **Mr. S. Ravichandran, Proprietor of M/s. J S R TRADERS**, 14/ 5- 145 A Vetinikaradu East, Teachers Colony, Tharamangalam Omalur Taluk, Salem- 636502 Guarantors (2) **Mrs. R. Jayasudha**, 14/ 5- 145 A Vetinikaradu East, Teachers Colony, Tharamangalam Omalur Taluk, Salem- 636502 (3) **Mr. T. Kumar**, S/o Thangavelu, 18/ 1, 9th Street, Kamarajar Street, Thiruvallur- 600071 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 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 18.09.2021.

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. 7,21,94,676.89 (Rupees Seven Crores Twenty One Lakhs Ninety Four Thousand Six Hundred Seventy Six and Paise Eighty Nine Only)** as on **04.10.2023** with further interest and costs, subject to the following terms and conditions: -

Name of Property Owner	Mr. T. Kumar
Description of property	All that part and parcel of land admeasuring 3600 Sq. Ft. (1800 Sq. Ft + 1800 Sq. Ft.) with Industrial Shed along with all improvements and usufructs thereon with mamool rights of way and easementary rights thereon in Plot No. 17 & 17A, Vanniyar Street, Township Colony, Ambattur Kuppam, Chennai-600058, comprised in Re. Survey. No. 463 of Ambattur Village, Ambattur Taluk, Ambattur Sub Registration District, Chennai North Registration District owned by Mr. T. Kumar more fully described in Registered Sale Deed No. 5336/ 1985 and 5337/ 1985 Dated 24.10.1985 of Ambattur SRO and bounded as follows:



	<u>Extent: 1800 Sq. Ft. – plot No. 17</u> North : Plot No. 18. East : Plot No. 17 A. West : Proposed 30 Feet Road. South : Plot No. 16. <u>Extent: 1800 Sq. Ft. – Plot No. 17A</u> North : Plot No. 18. East : Plot No. 12. West : Plot No. 17. South : Plot No. 16.
Reserve Price	Rs. 1,62,00,000.00 (Rupees One Crore Sixty Two Lakhs Only)
Earnest Money Deposit (EMD)	Rs. 16,20,000.00 (Rupees Sixteen Lakhs Twenty Thousand Only)
Date and Place of Sale	10.11.2023 at 03.00 P. M. at The South Indian Bank Ltd, Regional office, Sungam, Trichy Road, Coimbatore-18.

**) The property is a general security to SIB ML limit of Rs. 100 lakhs in the name of Mr. S. Ravichandran.*

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 Salem Leigh Bazar 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.

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



- 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 Demand Draft/ Proof of RTG for the EMD at The South Indian Bank Ltd Regional Office, Coimbatore along with the Tender in a sealed cover on or before 10.11.2023 before 2.30 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 10.11.2023 at 03.00 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.
- 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.

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



- 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 01.01.2018 to 04.10.2023 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. Salem Leigh Bazar Branch during working hours.

For THE SOUTH INDIAN BANK LTD.



Authorised Officer
(Assistant General Manager)

AUTHORISED OFFICER
(ASSISTANT GENERAL MANAGER)

Date: 05.10.2023

Place: Coimbatore

