

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 physical 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 11.08.2021.

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. 7,23,17,628.33 (Rupees Seven Crores Twenty Three Lakhs Seventeen Thousand Six Hundred Twenty Eight and Paise Thirty Three Only)** as on **28.02.2023** with further interest and costs, subject to the following terms and conditions:

Item No. 1:

Name of Property Owner	Mr. S. Ravichandran
Description of property	All that part and parcel of land admeasuring 1687.50 Sq. Ft. in Plot bearing No.12 (Northern Portion) in lay out of house sites known as "Thirupathi Nagar Annex-II" along with all improvements and usufructs thereon with mamool rights of way and easementary rights thereon in Old Sy. 91, New Sy. No. No. 91/ 11A of Thalavaipatti Village, Salem West Taluk, Suramangalam Sub Registration District, Salem (West)



	<p>Registration District owned by Mr. S. Ravichandran and more fully described in Registered Sale Deed No. 7253/ 2015 dated 11.12.2015 of Suramangalam SRO and bounded as follows:</p> <p>North: Other Power Lands belongs to Power Agent Rajamanickam.</p> <p>East : 20 Feet Wide South- North Road.</p> <p>West : Other Power Lands belongs to Power Agent Rajamanickam.</p> <p>South : Lands of Saravanan.</p>
Reserve Price	Rs. 25,80,300.00 (Rupees Twenty Five Lakhs Eighty Thousand Three Hundred Only)
Earnest Money Deposit (EMD)	Rs. 2,58,030.00 (Rupees Two Lakhs Fifty Eight Thousand Thirty Only)
Date and Place of Sale	18.03.2023 at 01.00 P. M. at The South Indian Bank Ltd, Regional office, Sungam, Trichy Road, Coimbatore-18.

Item No. 2:

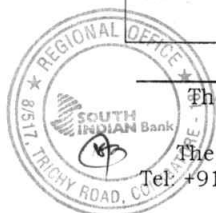
Name of Property Owner	Mr. S. Ravichandran
Description of property	<p>All that part and parcel of land admeasuring 1687.50 Sq. Ft. in Plot bearing No.12 (Southern Portion) in lay out of house sites known as "Thirupathi Nagar Annex-II" along with all improvements and usufructs thereon with mamool rights of way and easementary rights thereon in Old Sy. No. 91, New Survey. No. 91/ 11A of Thalavaipatti Village, Salem West Taluk, Suramangalam Sub Registration District, Salem (West) Registration District owned by Mr. S. Ravichandran and more fully described in Registered Sale Deed No. 2472/ 2016 Dated 22.04.2016 of Suramangalam SRO and bounded as follows:</p> <p>North : Lands of S. Ravichandran.</p>



	East : 20 Feet Wide South – North Road. West : Other Power Lands belongs to Power Agent Rajamanickam South : Plot no. 13 belongs to Kalavathi.
Reserve Price	Rs. 25,80,300.00 (Rupees Twenty Five Lakhs Eighty Thousand Three Hundred Only)
Earnest Money Deposit (EMD)	Rs. 2,58,030.00 (Rupees Two Lakhs Fifty Eight Thousand Thirty Only)
Date and Place of Sale	18.03.2023 at 02.00 P. M. at The South Indian Bank Ltd, Regional office, Sungam, Trichy Road, Coimbatore-18.

Item No. 3:

Name of Property Owner	Mr. S. Ravichandran
Description of property	<p>All that part and parcel of land admeasuring 20274 Sq. Ft. (8284 Sq. Ft. + 6431 Sq. Ft. + 5559 Sq. Ft.) along with all improvements and usufructs thereon with mamool rights of way and easementary rights thereon in Old Sy. 220/2 and 230/1 and New Sy. No. 220/2A and 230/1A2 of Tharamangalam Village, Omalur Taluk, Tharamangalam Sub Registration District, Salem West Registration District owned by Mr. S. Ravichandran and more fully described in Registered Sale Deed No. 6256/ 2018 Dated 28.11.2018 of Tharamangalam SRO and bounded as follows:</p> <p><u>Extent: 8284 Sq. Ft. –(Old. Sy. 220/2 & New Sy. 220/2A)</u></p> <p>North : Lands of Thangavel Auditor S/o Balusamy. East : Lands of Thangaraj. West : Other Lands of Mani Vagayara. South : Panchayat Thar Road.</p> <p><u>Extent: 6431 Sq. Ft. –(Old. Sy. 230/1 & New Sy. 230/1A2)</u></p> <p>North : Lands of Ganesan. East : Lands of Thangaraj .</p>



The South Indian Bank Ltd. Regional Office, P.B.No.3868, Trichy Road,Sungam, Coimbatore-18, Tamil Nadu

Email: ro1002@sib.co.in, Tel. 0422-2303618, Website: 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, Website:

www.southindianbank.com

	<p>West : Well portion, Lands of Thangaraj.</p> <p>South : Common Pathway left by Mani Vagayara.</p> <p><u>Extent: 5559 Sq. Ft. –(Old. Sy. 230/1 & New Sy. 230/1A2)</u></p> <p>North : Lands of Kandhasamy, Chinnappan Vagayara.</p> <p>East : Well portion, Lands of Thangaraj.</p> <p>West : Thar Road, Lands of Thangaraj.</p> <p>South : Common Pathway Left by Mani Vagayara, Lands of Thangaraj.</p> <p><i>(The property is general security to SIB ML limit of Rs. 100 lakhs in the name of Mr. S. Ravichandran for which bank had issued demand notice and as on date an amount of Rs. 1,35,33,408.23 is outstanding)</i></p>
Reserve Price	Rs. 82,08,000.00 (Rupees Eighty Two Lakhs Eight Thousand Only)
Earnest Money Deposit (EMD)	Rs. 8,20,800.00 (Rupees Eight Lakhs Twenty Thousand Eight Hundred Only)
Date and Place of Sale	18.03.2023 at 03.00 P. M. at The South Indian Bank Ltd, Regional office, Sungam, Trichy Road, Coimbatore-18.

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.
- 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 RTGS for the EMD at The South Indian Bank Ltd Regional Office, Coimbatore along with the Tender in a sealed cover before 12.30 P. M. for item no. 1, 01.30 P. M. for item no. 2 and 02.30 P. M for item no. 3 on 18.03.2023.
- 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 18.03.2023 at 01.00 P. M. for item no. 1, 02.00 P. M. for item no. 2 and 03.00 P. M. for item no. 3. 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.



The South Indian Bank Ltd. Regional Office, P.B.No.3868, Trichy Road, Sungam, Coimbatore-18, Tamil Nadu

Email: ro1002@sib.co.in, Tel. 0422-2303618, Website: 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, Website: www.southindianbank.com

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 01.01.2018 to 28.02.2023 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
(Chief Manager)

**AUTHORISED OFFICER
(CHIEF MANAGER)**

Date: 01.03.2023

Place: Coimbatore

