

TENDERCUM AUCTION SALE NOTICE

WHEREAS the Authorized Officer of the Bank (hereinafter referred as AO) had issued Demand Notice dated 29.10.2019 to (1) Mr. Srinivasan M, Proprietor of M/s Ramajayam Traders, S/o Mr.Madavan, 120/5, Nanjappa Nagar, Singanallur, Coimbatore-641005, Also at 31/21, Raja Rao Veethi Tiruppur – 641601, and (2) Mrs.Ganga, W/o Mr.Madavan ,31/21, Raja Rao Veethi, Tiruppur - 641601 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 07.01.2020.

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.3,79,55,153/- (Rupees Three Crores Seventy Nine Lakhs Fifty Five Thousand One Hundred and Fifty Three Only) as on 03.09.2020 with further interest and costs, subject to the following terms and conditions: -

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The South Indian Bank Ltd. Regional Office, P.B.No.3868, Trichy Road,
Sungam, Coimbatore-18, Tamil Nadu
Email: ro1002@sib.co.in, Tel. 0422-2303694, 2302398, Fax -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

Name of Property Owner	Mr.Srinivasan.M
Description of property	<p>(a) All that part and parcel of land admeasuring 4 acres with all other improvements and usufructs thereon, mamool rights of way and easementary rights thereon in S.F. No 379 of Ichipatti Village, Palladam Taluk, Tirupur District owned by Mr. Srinivasan M vide Sale deed 10067/2015 dated 25.09.2015 of Sular SRO with the following boundaries:-</p> <p>North of : Property of Raja South of: Property of Raja East of: Property in SF No. 380 West of : 30' North South Road</p> <p><u>Measuring</u> On the East, North to South 96.3 mts. On the West, North to South 101.1 mts. On the South, East to West 151.8 mts. On the North, East to West 182.2 mts.</p> <p>(b) 1/4th share in that part and parcel of land admeasuring 62 cents (i.e. 15 ½ cents) used as pathway with all other improvements and usufructs thereon, mamool rights of way and easementary rights thereon in S.F. No 379 of Ichipatti Village, Palladam Taluk, Tirupur District owned by Mr. Srinivasan M vide Sale deed 10067/2015 dated 25.09.2015 of Sular SRO with the following boundaries:-</p>

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	<p>South of : Property in SF 388 North of : Land of Raja and 30' pathway East of : Property in SF No. 380 West of : Land in SF No. 389</p> <p><u>Measuring</u> On the South, East West 212.6 mts. On the North, East West 161.4 mts+55 mts. On both sides, North South 9.2 mts.</p> <p>(c) 1/4th share in that part and parcel of land admeasuring 47 cents (i.e. 11 ¾ cents) used as pathway with all other improvements and usufructs thereon, mamool rights of way and easementary rights thereon in S.F. No 379 of Ichipatti Village, Palladam Taluk, Tirupur District owned by Mr. Srinivasan M vide Sale deed 10067/2015 dated 25.09.2015 of Sular SRO with the following boundaries:-</p> <p>South of : Pathway mentioned in Item No. 1(b) above North of : Property of Raja East of: Property of Raja and Srinivasan West of : 40' North South Pathway in S.F. No. 378,389 and 378 Part</p> <p><u>Measuring</u> On the West, North South 210.6 mts. On the East, North South 210.6 mts. On both sides, East West 9.2 mts.</p>
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Reserve Price	Rs.400,00,000/- (Rupees Four Crores Only)
Earnest Money Deposit (EMD)	Rs.40,00,000/- (Rupees Forty Lakhs Only)
Date and Place of Sale	21.10.2020 at 3.30 pm 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 Saibaba Colony 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

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- 4) EMD shall be paid by way of Demand Draft drawn in favour of “The Authorised Officer, The South Indian Bank Ltd.” payable at Coimbatore. All other amounts payable regarding the sale shall be paid by way of RTGS /DD drawn in favour of “The Authorised Officer, The South Indian Bank Ltd.” payable at Coimbatore.
- 5) Interested Tenderers shall submit Demand Draft for the EMD at The South Indian Bank Ltd Regional Office, Coimbatore along with the Tender in a sealed cover before 12.30 PM on 21.10.2020
- 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 21.10.2020 at 03.30 PM. 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

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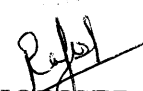
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- 10.) The Successful Tenderer should pay 25 % of the bid amount (less EMD) immediately on receipt of bid acceptance letter in his favour or not later than the next working day after the date of Tender cum Auction Sale and the balance 75% amount within 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.

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- 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 01.09.2010 to 04.09.2020 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 Saibaba Colony Branch during working hours.

Date :04.09.2020
Place: Coimbatore


AUTHORISED OFFICER
(CHIEF MANAGER)