

TENDERCUM AUCTION SALE NOTICE

WHEREAS the Authorized Officer of the Bank (hereinafter referred as AO) had issued Demand Notice dated 14.02.2017 to **Borrowers** 1) **M/s Sre Swarnapuriswarar Mangalampikai Textiles** Represented by its partners, 1, 1st Floor, BKR Nagar, 2nd Street, 9/7, Sathy Main Road, P N Palayam, Coimbatore - 641012 2) **Mr. Arumugam T**, S/o Thamman, Partner M/s Sre Swarnapuriswarar Mangalampikai Textiles, 32/26 New No 107, Sami Iyer New Street, Coimbatore - 641001 3) **Mr. Narayanan R**, S/o Ranganathan Partner M/s Sre Swarnapuriswarar Mangalampikai Textiles, 4/5, Kamadenu Nagar, 2nd Street, Avarampalayam, Coimbatore - 641004 **Guarantor** 4) **Mrs. Radhamani D**, W/o Duraisamy, 116-120, Karunanidhi Nagar, Coimbatore South - 641028 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 18.11.2021.

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.3,38,04,279.33 (Rupees Three Crore Thirty Eight Lakh Four Thousand Two Hundred Seventy Nine and Paise Thirty Three only)** as on **03.02.2023** with further interest and costs, subject to the following terms and conditions: -

Name of property owner	Mr. Arumugam T
Description of property	<p>All that parts and parcel of land admeasuring 1683 Sq. Ft or 3.86 Cents of in Old T.S.No 5/14 part, New No 5/5 part along with building having an area of 3525.18 Sq Ft bearing door No 105,107,17/A-1,107/A-B of Samy Iyer Pudhu Street, Gandhi park Road with all other improvements, usufructs and other easementary rights therein in Coimbatore Corporation, Coimbatore Taluk, Coimbatore Sub Registration District, Coimbatore District more fully described in the Sale Deed No 5128/1981 dated 10.09.1981 of Coimbatore SRO in the name of Mr. Arumugam T and bounded as follows:</p> <p>East of Property of Lakshmi Ammal South of 20 Feet Road</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,
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	North of Gopalasamy Temple Lands West of Property of Saraswathy <u>In the Midst</u> On the South, East West 16'8" On the North, East West 17,4" On the East, North South 99' On the West, North South 99'
Reserve Price	Rs.82,00,000.00 (Rupees Eighty Two Lakh only)
Earnest Money Deposit (EMD)	Rs.8,20,000.00 (Rupees Eight Lakh Twenty Thousand only)
Date and Place of Sale	24.02.2023 at 11.30 A.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 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.
- 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 for the EMD at The South Indian Bank Ltd Regional Office, Coimbatore along with the Tender in a sealed cover before 11.00 A.M. on 24.02.2023.

- 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 24.02.2023 at 11.30 A.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.
- 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.

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- 16) The Authorized Officer has obtained EC/ search report regarding the property from 01.01.1975 to 27.07.2022 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.

For The South Indian Bank Ltd.

Date: 04.02.2023

Place: Coimbatore


AUTHORISED OFFICER
(CHIEF MANAGER)

