

HYDERABAD REGIONAL OFFICE
No. 157/6, First Floor, CHAI Complex,
Gunrock Enclave, Sikh Village, Diamond
Point, Secunderabad - 500 009



Ref: RO-HYD/REC/190/2023-24

Date: 09.10.2023

TENDER CUM AUCTION SALE NOTICE

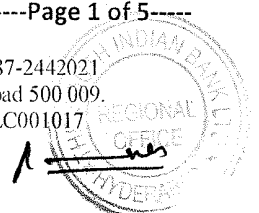
WHEREAS the Authorised Officer of the Bank had issued Demand Notice dated 07.09.2022 to the M/s. Keerthana Granites at D No 1-7-1259 D 5, Sri Enclave, Advocates Colony, Hanamkonda, Warangal, Telegana – 506001, represented by its Proprietor Mr V Saravanan, and Guarantor Mrs Tamil Selvi both residing at - D No 1-7-1259 D 5, Sri Enclave, Advocates Colony, Hanamkonda, Warangal, Telegana – 506001 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 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 15.05.2023.

AND WHEREAS, the borrower/guarantors have failed to pay the amount, Notice is hereby given that the immovable properties 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. 65,53,378.06 (Rupees Sixty Five Lakhs Fifty Three Thousand Three Hundred Seventy Eight and Paise Six Only)** in the credit facilities availed in the account of M/s. Keerthana Granites as on 30.09.2023 with further interest and costs, subject to the following terms and conditions;

DETAILS OF IMMOVABLE PROPERTY

Name of Property Owner	V Saravanan
Property Description	
All that part and parcel of land admeasuring 938 SQ FT along with Building and all other constructions, improvements, easementary rights existing and appurtenant thereon situated in Sy No. 114, New TS No: 118 in Ward A, Block 44 within Oragadum Village, Ambattur Taluk, Chennai North District and owned by Mr V Saravanan described in Sale Deed no 3973/1999 dated 01-09-1999 of Sub Registrar Office - Ambattur and bounded on	

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North: Prop of Mr V Saravanan

South: Prop of Mr Mansingh

East: Road

West: Prop of Mr Venkatesan

All that part and parcel of land admeasuring 2247 SQ FT along with Building in Ward A, Block 44 and all other constructions, improvements, easementary rights existing and appurtenant thereon situated in Sy No. 114/1, New TS No: 119 in Ward A, Block 44 within Oragadam Village, Ambattur Taluk, Chennai North District and owned by Mr V Saravanan described in Sale Deed no 4939/1989 dated 26-06-1989 of Sub Registrar Office - Ambattur and bounded on

North: Prop of Mr Govindasami

South: Prop of Mr Rajarathinam

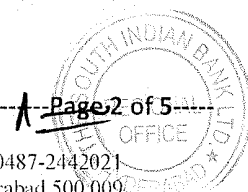
East: Road

West: Prop of Mr Kasi

Reserve Price	Rs.1,32,00,000/- (Rupees One Crore Thirty Two Lakhs Only).
Earnest Money Deposit (EMD)	Rs.13,20,000/- (Rupees Thirteen Lakhs Twenty Thousand Only)
Date & Place of sale	28th November 2023, 12:00 Noon AT The South Indian Bank Ltd, Regional Office, Chennai NO. 14, Ground Floor, Hameediya Centre, Haddows Road, Nungambakkam, Chennai, Tamil Nadu-600 006.

TERMS AND CONDITIONS

The South Indian Bank Ltd., Regd. Office: Thrissur- Kerala
SIB House, T B Road, Mission Quarters, PB No-28, Thrissur -680001, Kerala (Tel) 0487- 2420020, (Fax) 91 0487-2442021
Regional Office: No. 157/6, 1st Floor, CHAI Complex, Gunrock Enclave, Sikh Village, Diamond Point, Secunderabad 500 009.
Tel/Fax No: 040 – 2784 8404/ 2784 8406/2784 8405 (Fax), E-mail: ro1012@sib.co.in CIN: L65191KL1929PLC001017
www.southindianbank.com



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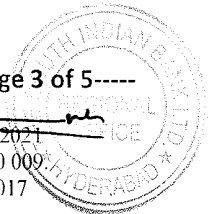


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1. The property will be sold on "as is where is" basis and "as is what is" condition and the Bank is not responsible for title, condition or any other fact affecting the property. The particulars furnished regarding the secured asset is stated to the 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/ (www.southindianbank.com) & notice board at **The South Indian Bank Ltd, Regional Office, Chennai** NO. 14, Ground Floor, Hameediya Centre, Haddows Road, Nungambakkam, Chennai, Tamil Nadu-600 006 and its **Warangal Branch** at Do. No.1-7-1079, Ward No. I, Om Jai Goving Complex, Nakkalagutta, Hanamkonda P.O., Warangal, Telangana-506001 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 DD drawn in favour of "The Authorised Officer, The South Indian Bank Ltd." payable at Hyderabad or RTGS/NEFT/Net Banking to the Authorised Officer's Account **0413073000000587** in the name of "**Authorized Officer - Hyderabad**" maintained at Diamond Point Branch (IFSC Code: SIBL0000413).
5. Interested Tenderers shall submit Demand Draft / RTGS Receipt as the case may be for the EMD at The South Indian Bank Ltd, Regional Office, Chennai NO. 14, Ground Floor, Hameediya Centre, Haddows Road, Nungambakkam, Chennai, Tamil Nadu-600 006 or Branch – Warangal at Do. No.1-7-1079, Ward No. I, Om Jai Goving Complex, Nakkalagutta,

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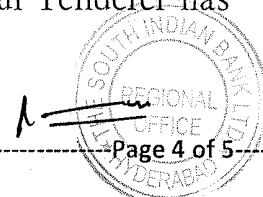


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Hanamkonda P.O., Warangal, Telangana-506001 of the Bank along with the Tender in a sealed cover before **04.00 PM on 27.11.2023**

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 **28.11.2023 at 12:00 Noon**. 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



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The South Indian Bank Ltd., Regd. Office: Thrissur- Kerala

SIB House, T B Road, Mission Quarters, PB No-28, Thrissur -680001, Kerala (Tel) 0487- 2420020, (Fax) 91 0487-2442021

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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 Authorised Officer has obtained online EC regarding the properties from 01.01.2022 to 01.10.2023 and it contains no encumbrances other than banks charge over the property.
17. For any further information and for inspection of property, the intended Tenderers may contact the Authorised Officer or The South Indian Bank Ltd., Waranagal Branch (Mob. No: +93497 24214, +91 90002 97130, +91 97784 95589) during working hours.

For THE SOUTH INDIAN BANK LTD.


Authorised Officer

Date : 09.10.2023
Place : Hyderabad

**AUTHORISED OFFICER
(CHIEF MANAGER)**

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