

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank had issued Demand Notice dated 10.11.2017 to the borrower Mr.Suthananthan, Proprietor , M/s. Anitha Timbers, 97G/3/5, Teachers Colony , Tuticorin -628 008 also at 4/46/15, KTC Nagar, Tuticorin -628 002 and the guarantor Mrs.Senthil Latha S, residing at, 4/46/15, KTC Nagar, Tuticorin -628 002 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 **30.01.2018** .

AND WHEREAS, the borrower/ guarantor 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.1,23,82,237/- (Rupees One crore twenty three lakhs eighty two thousand two hundred and thirty seven only) as on 14.05.2018 with further interest and costs from 01.05.2018, subject to the following terms and conditions: -

Name of Property Owner	Mr. Suthananthan R and Mrs. Senthil Latha S												
Description of property	<p><u>Item No:1</u></p> <p>All that piece and parcel of 22.04 cents land comprised in Town Survey No. 1/4 (Sub Division Sy.No.1/4B) of Pulipanchankulam Village, Tuticorin Taluk, Keelur Sub Registration District, Tuticorin District ,jointly owned by Mr. Suthananthan R and Senthil Latha S more fully described in the Sale Deeds No. 3821/2015 dated 25.11.2015 and 3853/2015 dated 27.11.2015 of Keelur SRO Tuticorin and having the following boundaries:</p> <table data-bbox="766 1064 1340 1198"> <tr> <td>North</td> <td>-</td> <td>9 m wide East West Road</td> </tr> <tr> <td>South</td> <td>-</td> <td>9 m wide East West Road</td> </tr> <tr> <td>East</td> <td>-</td> <td>Plot No 169 and 176</td> </tr> <tr> <td>West</td> <td>:</td> <td>Plot No 166 and 179</td> </tr> </table> <p><u>Schedule as per Doc.No.3853/2015</u></p> <p>Tuticorin Registration District , Tuticorin Keelur Sub registry Office Jurisdiction, Tuticorin Taluk, Pulipanchankulam Village Survey No.1/4 in it area 41.50.0 hectors equal to 102 acres 38 cents in its southern end patta No.46 in sub division in sy No.1/4B area 11.18.50 hectors equal to 27 acre 3 cents of lands as per Chennai Town planning Commissioner proceedings No.M.V/N.O.E.32/2013 divided into plots and named as Ganga Parameswari Nagar Part II in it plot Nos.177 and 178 boundaries are.</p> <p>East of plot no.179 West of plot no.176 South of plot nos.167 to 168 North of East west road which is north south 9 meter broad Within these four boundaries western side plot no.177 East west (North and South)12.2 meter North South (west and east) 18.3 meter Area 223.26 Sq Meter equal to 5.51 cents In the above boundaries western side plot No.178 East west (North and South) 12.2 meter North South (west and east) 18.3 meter Area 223.26 Sq Meter equal to 5.51 cents Thus 2 plots total area 11.02 cents of vacant plot land The above property lies in Patta No.46 in sub division Sy No.1/4B</p>	North	-	9 m wide East West Road	South	-	9 m wide East West Road	East	-	Plot No 169 and 176	West	:	Plot No 166 and 179
North	-	9 m wide East West Road											
South	-	9 m wide East West Road											
East	-	Plot No 169 and 176											
West	:	Plot No 166 and 179											

Schedule as per Doc.No.3821/2015.

Tuticorin Registration District , Tuticorin Keelur Sub registry Office Jurisdiction, Tuticorin Taluk, Pulipanchankulam Village Survey No.1/4 in it area 41.50.0 hectares equal to 102 acres 38 cents in its southern end patta No.46 in sub division in sy No.1/4B area 11.18.50 hectares equal to 27 acre 3 cents of lands as per Chennai Town planning Commissioner proceedings No.M.V/N.O.E.32/2013 divided into plots and named as Ganga Parameswari Nagar Part II in it plot Nos.179,180 boundaries are.

East of plot no.166

West of plot no.169

North of plot nos.177 and 178

South of East west road which is north south 9 meter broad

Within these four boundaries western side plot no.167

East west (North and South)12.2 meter

North South (west and east) 18.3 meter

Area 223.26 Sq Meter equal to 5.51 cents

Within the above boundaries western side plot No.168

East west (North and South) 12.2 meter

North South (west and east) 18.3 meter

Area 223.26 Sq Meter equal to 5.51 cents

Thus 2 plots total area 11.02 cents of vacant plot land

The above property lies in Patta No.46 in sub division Sy No.1/4B

Item No:2

All that piece and parcel of 22.04 cents land comprised in Town Survey No. 1/4 (Sub Division Sy.No.1/4B) of Pulipanchankulam Village, Tuticorin Taluk, Keelur Sub Registration District, Tuticorin District jointly owned by Mr. Suthanathan R and Senthil Latha S more fully described in the Sale Deeds No. 1888/2016 dated 08.06.2016 and 1896/2016 dated 10.06.2016 of Keelur SRO Tuticorin and having the following boundaries:

North - 9 m wide East West Road

South - 9 m wide East West Road

East - Plot No 167 and 178.

West - Plot No 164 and 181.

Schedule as per Doc. No.1888/2016

Tuticorin Registration District , Tuticorin Keelur Sub registry Office Jurisdiction, Tuticorin Taluk, Pulipanchankulam Village Survey No.1/4 in it area 41.50.0 hectares equal to 102 acres 38 cents in its southern end patta No.46 in sub division in sy No.1/4B area 11.18.50 hectares equal to 27 acre 3 cents of lands as per Chennai Town planning Commissioner proceedings No.M.V/N.O.E.32/2013 divided into plots and named as Ganga Parameswari Nagar Part II in it plot Nos.165, 166 boundaries are.

East of plot no.164

West of plot no.167

North of plot nos.179 to 180

South of East west road which is north south 9 meter broad

Within these four boundaries western side plot no.165

East west (North and South)12.2 meter

North South (west and east) 18.3 meter

Area 223.26 Sq Meter equal to 5.51 cents

In the above boundaries western side plot No.166

East west (North and South) 12.2 meter

	<p>North South (west and east) 18.3 meter Area 223.26 Sq Meter equal to 5.51 cents Thus 2 plots total area 11.02 cents of vacant plot land The above property lies in Patta No.46 in sub division Sy No.1/4B <u>Schedule as per Doc.No.1896/2016.</u> Tuticorin Registration District , Tuticorin Keelur Sub registry Office Jurisdiction, Tuticorin Taluk, Pulipanchankulam Village Survey No.1/4 in it area 41.50.0 hectors equal to 102 acres 38 cents in its southern end patta No.46 in sub division in sy No.1/4B area 11.18.50 hectors equal to 27 acre 3 cents of lands as per Chennai Town planning Commissioner proceedings No.M.V/N.O.E.32/2013 divided into plots and named as Ganga Parameswari Nagar Part II in it plot Nos.179,180 boundaries are. East of plot no.181 West of plot no.178 South of plot nos.165 to 166 North of East west road which is north south 9 meter broad Within these four boundaries western side plot no.179 East west (North and South)12.2 meter North South (west and east) 18.3 meter Area 223.26 Sq Meter equal to 5.51 cents In the above boundaries western side plot No.180 East west (North and South) 12.2 meter North South (west and east) 18.3 meter Area 223.26 Sq Meter equal to 5.51 cents Thus 2 plots total area 11.02 cents of vacant plot land The above property lies in Patta No.46 in sub division Sy No.1/4B</p>
Reserve Price	Item No. 1 - Rs.55,10,000/- (Rupees fifty five lakhs and ten thousand only) Item No. 2 - Rs.55,10,000/- (Rupees fifty five lakhs and ten thousand only)
Earnest Money Deposit (EMD)	Item No. 1 - Rs. 5,51,000/- (Rupees five lakhs fifty one thousand only) Item No. 2 - Rs. 5,51,000/- (Rupees five lakhs fifty one thousand only)
Date and Place of Sale	22.06.2018 at 11.00 AM at The South Indian Bank Ltd., Tuticorin branch, 40-41, Pereira Street, Tuticorin Toothukudi District, Pin – 628001, Tamil Nadu

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/ Tuticorin Branch and Madurai Regional Office and also visit the scheduled property and satisfy as to its area, boundaries etc, ownership, title, encumbrances, 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/RTGS drawn in favour of “The Authorised Officer, The South Indian Bank Ltd.” payable at Tuticorin/RTGS to Authorised Officer (Account No. 0044073000002184).
- 5) Interested Tenderers shall submit Demand Draft/RTGS Receipt the case may for the EMD at The South Indian Bank Ltd. Tuticorin along with the Tender in a sealed cover before 10:30 AM on 22.06.2018.
- 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 22.06.2018 at 10.30AM. 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 tender amount (less EMD) on receipt of bid acceptance letter or not later than the next working day after the date of 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.
- 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 Authorised Officer has obtained EC/ search report regarding the property from 01.01.2016 to 27.02.2018 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., **Tuticorin Branch (Ph. No. 0461-2330158)** during working hours.
- 18) **This may be treated as notice to the borrower/ co-obligant/ guarantor informing them that the property will be sold if the entire amount due to the Bank being Rs.1,23,82,237/- (Rupees One crore twenty three lakhs eighty two thousand two hundred and thirty seven only) as on 14.05.2018 with interest from 01.05.2018 and other costs and charges is not remitted on or before the date fixed for sale.**

Date : 14.05.2018

Place : Madurai

**AUTHORISED OFFICER
(CHIEF MANAGER)**