
TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank had issued Demand Notice dated 10.02.2016 to (the borrower Mr. Johnsel Raja, S/o. Late S A Raja, Proprietor of M/s. Sardar Raja Agencies (HLL), 13-77/55, North Main Road, Neyyur P. O, Kanyakumari District, PIN-629 802 & M/s. Sardar Raja Agencies (Pepsico), 13-77/55, North Main Road, Neyyur P. O, Kanyakumari District, Pin – 629 802 residing at 253/M-1, Raja Nivas, K. P Road, Vettoornimadam S.O, Nagercoil, Kanyakumari District, Pin – 629 003 and guarantor, Mrs. Bala Johnsel, W/o Mr. Johnsel Raja, 253/M-1, Raja Nivas, K. P Road, Veturnimadam S.O, Nagercoil, Kanyakumari District, Pin – 629 003 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 **20.07.2017** .

AND WHEREAS, the borrower/ guarantor have failed to pay the amount, 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. 3,98,65,609.10 (Rupees Three crore Ninety Eight lakh sixty Five thousand Six hundred and Nine and Paise Ten only)* as on 10.09.2017 with further interest and costs, subject to the following terms and conditions: -

Name of Property Owner	Mr.Johnsel Raja
Description of property	<p><u>Item No. 1</u></p> <p>All that piece and parcel of land having an extent of 24.760 cents comprised in Re-Survey No. 606/3C1B & 606/31 of Kanyakumari village, Agastheeswaram taluk, Kanyakumari District with a building (bearing No. 6-67B & 67G) therein owned by Mr. Johnsel Raja and more fully described in Sale Deed No. 1498/1998 dated 01.07.1998 and registered with Kottaram Sub Registry, Settlement Deed No. 1053/2013 and Release Deed No. 1054/2013 both dated 27.03.2013 and both registered with Kottaram Sub Registry and bounded on the</p> <p>East by property of Harihara Iyer</p> <p>South by property belonged to Swamy Vivekananda Rock Committee & property of Meeran Pillai</p> <p>West by property of Bhagavathi Kannu & Others</p> <p>North by Road</p>
Reserve Price	Rs.4,60,00,000/- (Rupees Four Crores Sixty Lakhs only)
Earnest Money Deposit (EMD)	Rs. 46,00,000/- (Rupees Forty Six Lakhs only) by way of DD favouring “Authorised Officer, The South Indian Bank Ltd.” payable at Nagercoil/RTGS to account of the Authorised Officer (Account No. 0044073000002184). DD/RTGS receipt

	along with Tender Letter in a sealed cover to be submitted to the Authorised Officer before 10.30 AM on 31.10.2017.
Date and Place of Sale	31.10.2017 at 11.00 AM at The South Indian Bank Ltd., Nagercoil branch, 1 st Floor, Xavier Building, Assissi Campus, Agastheeswaram, PWD Office Road, Nagercoil – 629 001, Kanyakumari District, 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/ Nagercoil 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 drawn in favour of “The Authorised Officer, The South Indian Bank Ltd.” payable at Nagercoil/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. Nagercoil along with the Tender in a sealed cover before 10:30 AM on 31.10.2017.
- 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 31.10.2017 at 11:00 AM. 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.

THE SOUTH INDIAN BANK LTD.,

SIB HOUSE, T.B. ROAD, MISSION QUARTERS, THRISSUR – 680 001, KERALA

PHONE: +91-487-2420020, FAX: +91-487-2442021

E-mail: sibcorporate@sib.co.in Website: www.southindianbank.com

Corporate Identity Number: L65191KL1929PLC001017

However, in desirable cases the time may be extended at the sole discretion of the Authorised Officer.

- 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 01.01.2010 to 21.08.2017 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., **Nagercoil Branch (Ph. No. 04652-227380)** 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. 3,98,65,609.10/- (Rupees Three crore Ninety Eight lakh sixty Five thousand Six hundred and Nine and Paise Ten only)* with interest from 11.09.2017 and other costs and charges is not remitted on or before the date fixed for sale.**

Date: 11.09.2017
Place: Madurai

**AUTHORISED OFFICER
(CHIEF MANAGER)**

(*dues outstanding as on 10.09.2017 in the accounts of (1)M/s. Sardar Raja Agencies (HLL) in respect of the Over Draft facility of Rs. 50,00,000/- ,(2) M/s. Sardar Raja Agencies (Pepsico) in respect of the Over Draft facility of Rs. 50,00,000/-,(3) Mr. Johnsel Raja in respect of the Term Loan (Agri.) of Rs. 10,00,000/- and Kissan Credit Card (OD) of Rs. 25,00,000/-, (4) Mrs. Bala Johnsel in respect of Term Loan (Agri.) of Rs. 35,00,000/- and Kissan Credit Card (OD) of Rs. 75,00,000/- and (5) Mr. Jithin Raja in respect of Term Loan (Agri.) of Rs. 35,00,000/- and Kissan Credit Card (OD) of Rs. 75,00,000/- since the properties mentioned in the schedule are common security to all the aforesaid limits. The due is calculated as per the claim in OA No. 742 of 2017 pending before Hon'ble DRT, Madurai.)