

### TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank had issued Demand Notice dated 22-02-2022 to the borrower 1) Mr. Ron Raj R., Proprietor of M/s.Phoenix Computers at, Amman Kovil Junction, Cherupaloor, Kulasekaram, Kanyakumari, Tamilnadu-629161, also at 13/132, Perai Perumparuthi Vilai, Thiruvattar, Puliernghy, Aruvikkarai, Kanyakumari, Tamilnadu-629177 and Guarantor 2) Mrs. Thasammal N., residing at 13/132, Perai Perumparuthi Vilai, Thiruvattar, Puliernghy, Aruvikkarai, Kanyakumari, Tamilnadu-629177 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 immovable property, 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 11-05-2022.

AND WHEREAS, the borrowers/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.20,36,658.77 (Rupees Twenty Lakhs Thirty Six Thousand Six Hundred Fifty Eight and Paise Seventy Seven Only) as on 26-10-2022 with further interest and costs thereon, subject to the following terms and conditions: -

<b>Name of Property Owner</b>	<b>Mr.Ron Raj R.</b>
<b>Description of Immovable property:</b>	
<p>All that part and parcel of land admeasuring 14.50 Cents along with residential building having a built in area of about 900 Sq Ft bearing Door No.13/132 of Thiruvattar Panchayath and all other constructions, improvements, easementary rights existing and appurtenant thereon Situated in Old Sy. No. 1836, Re Sy No.784/2,4 of Kulasekharam "B" (Thiruvattar)Village, Kalkulam Taluk, Kanyakumari District and owned by Mr Ron Raj R ,more fully described in Settlement Deed No.1648/2013 dated 04.07.2013, of Sub Registrar Office Thiruvattar and bounded on,</p> <p>North : Road          East : Property of Selvanayagom,          South :Property of Ram Raj,          West :Property of Ray Raj and Rom Raj</p>	
<b>Reserve Price:</b>	
Reserve Price at <b>Rs.30,43,000/-</b> (Rupees Thirty Lakhs and Forty Three Thousand Only).	
<b>Earnest Money Deposit (EMD):</b>	
EMD at <b>Rs.3,04,300/-</b> (Rupees Three Lakhs Four Thousand and Three Hundred Only).	
<b>Date and Place of Sale: 06-12-2022 at 11.00AM</b> , at The South Indian Bank Ltd., <b>Marthandam Branch</b> , Opp. to Government Girls Higher Secondary School, NH-47 Main Road, Vettuveni, Marthandam, Kanyakumari District, Tamil Nadu-629165.	



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**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 [www.southindianbank.com](http://www.southindianbank.com), Marthandam 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 including PAN wherever applicable. 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 Madurai/RTGS to Account No. 0044073000002184, Beneficiary name: ‘Authorised Officer, The South Indian Bank Ltd’ IFSC Code:SIBL0000044. DD/RTGS receipt shall be submitted along with Tender Letter in sealed cover to be submitted to the AO before the time of sale as given above.
- 5) Interested Tenderers shall submit Demand Draft/RTGS Receipt as the case may for the EMD at The South Indian Bank Ltd. Marthandam branch, along with the Tender in a sealed cover before 10.45 AM on 06-12-2022.
- 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 at 11.00 AM for the property on 06-12-2022. 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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**THE SOUTH INDIAN BANK LTD.,**

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

E-mail: [sibcorporate@sib.co.in](mailto:sibcorporate@sib.co.in) Website: [www.southindianbank.com](http://www.southindianbank.com)

Corporate Identity Number: L65191KL1929PLC001017



- 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, GST, 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 01.01.2014 to 19-10-2022 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., Marthandam Branch Manager, (Ph. No. 0452-2300205/ 9894647220/ 04651-205424/ 8547675929) during working hours.

**Date: 27-10-2022**  
**Place: Madurai**

*Authorised Officer*  
**Authorised Officer**  
**The South Indian Bank Ltd.,**

