

**Ref. No. – RO-MUM/SAR/ 200 /2022-23**
**TENDER CUM AUCTION SALE NOTICE**

WHEREAS the Authorised Officer of the Bank (hereinafter referred as AO) had issued Demand Notice dated 02.07.2018 to borrower M/s. Sridevi Logistics Represented by its Partner Smt. Lavanya Gangadhran - G2, Building No. 2, High Land Residency, Dhokali Kolshet Road, Bougenvillage, Thane 400607, Guarantor Smt. Lavanya Gangadhran, and Legal heir of Late Gangadharan. 1. Smt. Lavanya Gangadhran, 2. Kumari Yamini, 3. Kumari Swatika and 4. Smt. Sirumani all residing at 7/153, Melakovilpatty Batlagundu.P.O Nilakkotai Taluk Dindigul District Tamil Nadu Pin: 624202 under Section 13(2) of the Securitization 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 property, more fully described hereunder under Section 13(4) of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on 10.12.2018.

AND WHEREAS, the borrowers/guarantors 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.2,37,77,934.02 (Rupees Two Crores Thirty Seven Lakhs Seventy Seven Thousand Nine Hundred Thirty Four and paise two only) as on 01.02.2023 (calculated as per OA No.731/2018 filed before DRT Mumbai III) with further interest and costs, subject to the following terms and conditions:-

Name of Property Owner	Item No. 1 Property - Mr. V Gangadharan Item No. 2 Property - Mr. V Gangadharan
Description of the property	<p><b><u>Item No. 1 Property owned by Mr. V Gangadharan</u></b></p> <p>Land having an extent of 1605 S.q.Ft with building situated in Sy No. 3/1C &amp; 3 /1D situated at Kombai Patti Village, Nilakkottai Taluk owned by V. Gangadharan Vide Sale Deed No.3723/2008 Dated 12.12.2008 Batlagundu SRO.</p> <p>Boundaries: North: East West Road. East: 12 feet width North South Common way. South: Plot No.1 belonged to Elamuruku Porchezhiyan. West: Property belonged to R.V. Raj.</p> <p><b><u>Item No. 2 Property owned by Mr. V Gangadharan</u></b></p>

	<p>(a) Residential plot having an extent of 41 Cents situated in Sy No. 1003/5 situated at SevugamPatti Village, Nilakkottai Taluk owned by V. Gangadharan Vide Sale Deed No.2658/2009 Dated 11.11.2009 Ayyampalayam SRO.</p> <p>Boundaries:          North: Property belonged to Ramu Thevar.          East: Property belonged to Periyakaruppa Thevar and others.          South: Property belonged to P. Murugesan.          West: Property belonged to Rajendran.</p> <p>(b) Residential plot having an extent of 41 Cents situated in Sy No. 1003/5 Re Sy No. 1003/5B situated at SevugamPatti Village, Nilakkottai Taluk owned by V. Gangadharan Vide Sale Deed No.241/2010 Dated 03.02.2010 Ayyampalayam SRO.</p> <p>Boundaries:          North: Property belonged to Rasu Gounder.          East: Property belonged to Periyakaruppa Thevar and others.          South: Property belonged to V. Gangadharan.          West: Property belonged to Rajendran.</p>
Reserve Price	<p><u>Item No. 1 Property</u> - Rs. 33,07,000/- (Rupees Thirty Three Lakhs Seven Thousand only)</p> <p><u>Item No. 2 Property</u> - Rs.58,81,000/- (Rupees Fifty Eight Lakhs Eighty One Thousand only)</p>
Earnest Money Deposit (EMD)	<p><u>Item No. 1 Property</u> - Rs.3,30,700/- (Rupees Three Lakhs Thirty Thousand Seven Hundred only)</p> <p><u>Item No. 2 Property</u> - Rs.5,88,100/- (Rupees Five Lakhs Eighty Eight Thousand One Hundred Only)</p>
Date Time and Place of Sale	<p>08.03.2023 15:00 hrs.</p> <p>The South Indian Bank Ltd. - Branch Dindigul - Do. No.6/1A, Ward No.19, J.K. Towers, Spencers Compound, 13<sup>th</sup> Cross Road, Thiruvalluvar Salai, Nagal Nagar P.O., Dindigul, Tamil Nadu - 624003 (Phone +91-9894684640, +91-8285110987)</p>

**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) and Branch Dindigul, Do. No.6/1A, Ward No.19, J.K. Towers, Spencers Compound, 13<sup>th</sup> Cross Road, Thiruvalluvar Salai, Nagal Nagar P.O., Dindigul, Tamil Nadu 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/RTGS drawn in favour of "The Authorised Officer, The South Indian Bank Ltd." payable at Mumbai or through RTGS to Account No. 0147073000003011 held by The South Indian Bank Ltd., Pune Camp, IFSC Code: SIBL0000147.
- 5) Interested Tenderers shall submit Demand Draft / RTGS Receipt as the case may be for the EMD at South Indian Bank, Do. No.6/1A, Ward No.19, J.K. Towers, Spencers Compound, 13<sup>th</sup> Cross Road, Thiruvalluvar Salai, Nagal Nagar P.O., Dindigul, Tamil Nadu (Phone +91-9894684640, +91-8285110987) along with the Tender in a sealed cover before 12.00 HRS on 08.03.2023.
- 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 08.03.2023 at 14.00 hrs. 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

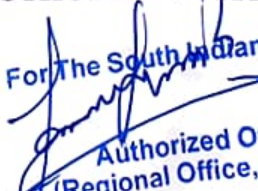
sale, failing which the entire amount paid by the Tenderer shall be forfeited by the Authorised Officer, without any notice and the sale will be cancelled and the property will be brought to sale again. However, in desirable cases the time may be extended at the sole discretion of the Secured Creditor.

- 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 /her name.
- 16) The Authorised Officer has obtained search report regarding the property on 28.08.2018 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., Branch Dindigul (Phone +91-9894684640, +91-8285110987) during working hours.

Date: 01/02/2023

Place: Mumbai

**AUTHORISED OFFICER**

For The South Indian Bank Ltd.  
  
Authorized Officer  
(Regional Office, Mumbai)

The South Indian Bank Ltd, Regional Office,  
Mumbai, 804, Parinee Crescenzo, Bandra Kurla  
Complex, Mumbai, Maharashtra, 400051. E-mail:  
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The South Indian Bank Ltd., Registered Office- "SIB HOUSE", T.B.Road,  
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