

## TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank had issued Demand Notice dated 07-05-2019 to the borrowers (1). Mr. Karuppiyah R M, S/o. Rama Thevar, (2). Mrs. Azhagu K R, W/o. Mr. Karuppiyah R M, both residing at No. 4/79, Paneerpallam, Lembalakudi, Thirumayam, Pudukkottai- 622 404 (3). Mr. Kumar V R, S/o. V Ramu, residing at, D No.1.14.18 C1, K S N Complex, Mathali Colony, Sankari P O, Salem District-637 301 and Guarantor Mr.Karthick Kumar K R, S/o. Karuppiyah R M, residing at No. 4/79, Paneerpallam, Lembalakudi, Thirumayam, Pudukkottai- 622 404 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 27/08/2019.

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. 14,20,85,229.83\*(Rupees Fourteen Crores Twenty Lakhs Eighty Five Thousand Two Hundred Twenty Nine and Paise Eight Three Only) as on 07/06/2023 with further interest and costs from 08/06/2023, subject to the following terms and conditions: -

***\*Dues as per our claim in the Original application filed before DRT, Madurai.***

Name of Property Owner	Mr. R M Karuppiyah
Description of property	<p>All that piece and parcel of 7Acres 47 cents of land being 2 acres comprised in Survey Nos.820/12 &amp;14 and 2 Acres 13 Cents comprised in Survey Nos. 820/17(New Sy No. 820/17A)&amp; 18 and 3 Acres 34 cents comprised in Survey Nos. 820/15,16 &amp; 13 of Thirumayam village, Thirumayam taluk, Thirumayam Registration District, Pudukkottai District with all other rights and improvements therein owned by Mr. R M Karuppiyah and the property being more fully described in the Registered Sale Deed Nos. 1736/2013 dated 11.06.2013, 3238/2012 dated 05.09.2012, 3237/2012 dated 05.09.2012 and 3235/2012 dated 05.09.2012 of Thirumayam Sub-Registry and having the following boundaries;</p> <p style="text-align: center;"><u>Boundaries of 1 Acre land in Survey No.820/12 under Patta No.2552</u></p> <p>North : A Krishnan Punjai land in Sy.No.820/7  East : A. Veerayee Punjai land in Sy.No.820/11  South : RM Karuppiyah Punjai land in  Sy.Nos.820/13 &amp; 14</p>



	West : Railway Purambok land in Sy.Nos.686 & 87 <u>Boundaries of 1 Acre land in Survey No.820/14 under Patta No.2472</u> North : Velu, Meenal Punjai East : Meenal Punjai South : A Veerayee Punjai West : Meenal Punjai <u>Boundaries of 2 Acres 13 cents land in Survey No.820/17 (New Sy No.820/17A) and 820/18</u> North : Sundari land and road East : South North Railway Track South : Meenal, Palaniappan road West : K R Meenal Punjai <u>Boundaries of 1 Acres of land in Survey No.820/13 under Patta No.2293</u> North : Velu Punjai East : Railway track South : Chellayee Punjai West : V Palaniappan Punjai <u>Boundaries of 2 Acres 34 cents of land in Survey No.820/15 &amp; 16 under Patta No.2293</u> North : Sundari & Chettiar Punjai East : Velu Punjai South : Road and V Palaniappan Punjai West : V Palaniappan Punjai
Reserve Price	Rs.3,36,00,000.00/-(Rupees Three Crore Thirty Six Lakhs Only)
Earnest Money Deposit (EMD)	Rs.33,60,000/- (Rupees Thirty Three Lakhs Sixty Thousand Only)
Date and Place of Sale	15/06/2023 at 11.30 AM at The South Indian Bank Ltd., Trichy Main Branch, Gate No.3, St. Joseph's College Campus, College Road, Near Chatram Bus Stand, Tiruchirapalli – 620002.

#### 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), Trichy Main 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 the case may for the EMD at The South Indian Bank Ltd. Regional Office, Madurai along with the Tender in a sealed cover before 11.15 AM on 15/06/2023.
- 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 at 11.30 AM on 15/06/2023. 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 name.
- 16) The Authorised Officer has obtained EC/ search report regarding the property from 01/01/1980 to 07/05/2023 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., Trichy Main Branch (Mob No.9600783631,9600313338, Ph. No. 0452-2300205) during working hours.

Date : 08/05/2023

Place : Madurai

*For The South Indian Bank Ltd.,*

*Authorised Officer*

**AUTHORISED OFFICER  
(CHIEF MANAGER)**

