

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank had issued Demand Notice dated 17.10.2018 to the borrowers Mr. C. Kumarasamy alias Jayaraman, Proprietor of M/s. Jayaram Textiles, 695, North 4th Street, Thiyagaraja Nagar, Palayamkottai, Tirunelveli-627 011. and Guarantors (1) Mr.Pitchiah (2) Mrs. Shanmugasundari (3) Mrs. Amirtham(Since Expired) (4) Miss. Thanga Amirtha Lakshmi and (5) Miss. Chidambara Meena rep by Mrs.Shanmugasundari, all residing at, 695, North 4th Street, Thiyagaraja Nagar, Palayamkottai, Tirunelveli- 627 011 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 item no.1 and 3 and physical possession of item no.2 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 **19.12.2018**.

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. **2,66,07,390.87*** (Rupees Two Crore Sixty Six Lakh Seven Thousand Three Hundred and Ninety and Paise Eighty Seven only) as on 10.08.2020 with further interest and costs from 11.08.2020, 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. C Kumarasamy alias Jayaraman
Description of property	<u>Item No.1</u> All that part and parcel of land admeasuring 2 acres 93 cents of land comprised in Survey No. 714/1 of Pudukulam village, Palayamkottai Taluk, Tirunelveli District, with all other rights and improvements therein along with an industrial building bearing No.3/157,3/157-1, having an approximate plinth area of 9976 sq ft, constructed therein and the property being more fully described in registered sale deed No 4231/2004 dated 03.09.2004 of Melapalayam SRO in the name of Mr.C Kumarasamy alias Jayaraman and bounded as follows. North : Sy No 716/5. South : Sy.No 714/4. East : Sy No 820/4. West : Sy No 714/2.
Name of Property Owner	Mrs. Shanmugasundari, Ms. Thanga Amirtha Lakshmi, Ms. Chithambara Meena (Legal heirs of the late Kailasaganapathy) and Mr. C Kumarasamy alias Jayaraman.



	<p>Item No.2</p> <p>All that part and parcel of land admeasuring 2.06 acres of land comprised in Survey No. 31/4B, 31/4A3 in Rajagopalapuram village, Palayamkottai Taluk, Tirunelveli District, along with all other rights and improvements therein and more fully described in registered sale deeds No 626/2000, 627/2000 dated 12.07.2000 in the name of late Mr.Kailasa Ganapathy and registered consent deeds No 3642/2001 and 3643/2001 dated 12.10.2001 executed by Mrs.Pathirakali, Mrs.Arumuga Kani and Mrs.Rajammal daughters of Mr.Pandara Kudumban and Mr.Velayutham, S/o of Mr.Late Mr.Duraipandi and Mrs Vasantha, D/o of Mr.Late Mr.Duraipandi of Joint II SRO Palayamkottai jointly owned by Mrs.Shanmugasundari, Ms.Thanga Amirtha Lakshmi, Ms. Chithambara Meena (Legal heirs of the late Kailasaganapathy) and Mr.C Kumarasamy alias Jayaraman as follows.</p> <p>a) An extent of 1.00 acres in S. No. 31/4B and bounded:</p> <p style="padding-left: 40px;">North : Sy No 31/5. South : Sy.No 31/3C. East : Sy No 31/4C. West : Sy No 31/4B Western side.</p> <p>b) An extent of 53.00 cents of land in S. No. 31/4B and bounded:</p> <p style="padding-left: 40px;">North : Sy No 31/5. South : Sy.No 31/3C. East : Sy No 31/4B. West : Sy No 31/4A3.</p> <p>c) An extent of 53.00 cents of land in S. No. 31/4A3 and bounded:</p> <p style="padding-left: 40px;">North : Sy No 31/5 and 34 land. South : Sy.No 31/3C. East : Sy No 31/4B land. West : Sivanthipatti Road.</p>
Name of Property Owner	Mr C Kumarasamy alias Jayaraman, Mr.Pitchiah, Mrs.Shanmugasundari, Miss. Thanga Amirtha Lakshmi and Miss. Chidambara Meena.
	<p>Item No.3</p> <p>All that part and parcel of land admeasuring 10.50 cents of land bearing Nos.36 and 37 measuring East-West on the Northern Side 60 feet and Southern side 62 feet and South-North on the Western side 69.8 feet and Eastern side 84 ³/₄ feet comprised in Survey No. 341/1 of Vijayahava Mudaliar Chathram village, Palayamkottai Taluk, Tirunelveli District, with a residential buildings bearing No.694 &695 in ward No.19 of Tirunelveli Municipal corporation, having an approximate plinth area of</p>



	<p>2064 sq ft, constructed therein more fully described in registered sale deed No 3365/1972 in the name of Late Mr. Chidambaram Pillai dated 01.11.1972 and registered will deed No 44/17 executed by Late Mr. Chidambaram Pillai dated 22.03.2017 of Joint II SRO Palayamkottai and presently owned by Mr C Kumarasamy alias Jayaraman, Mr.Pitchiah, Mrs.Shanmugasundari, Miss. Thanga Amirtha Lakshmi and Miss. Chidambara Meena and bounded as follows.</p> <p>North : House site plot bearing No.38 South : Sivanthipatti Road. East : South-North-30 feet Common Road. West : House site plot bearing No.35.</p>
Reserve Price	<p>Item no-1:-Rs.1,11,03,000/-(Rupees One Crore Eleven Lakh Three Thousand Only) Item no:-2(a):-Rs.21,25,000/-(Rupees Twenty One Lakhs Twenty Five Thousand Only) Item No:-2(b)+(c):- Rs.22,53,000/-(Rupees Twenty Two Lakhs Fifty Three Thousand Only) Item No.3:-91,93,000/- (Rupees Ninety One Lakhs Ninety Three Thousand Only)</p>
Earnest Money Deposit (EMD)	<p>Item no-1:-Rs. 11,10,300/-(Rupees Eleven Lakhs Ten Thousand Three Hundred Only) Item no:-2(a):-Rs. 2,12,500/-(Rupees Two Lakhs Twelve Thousand Five Hundred Only) Item No:-2(b)+(c):- Rs. 2,25,300/-(Two Lakhs Twenty Five Thousand Three Hundred Only) Item No.3:- 9,19,300/- (Rupees Nine Lakhs Nineteen Three Hundred Only)</p>
Date and Place of Sale	<p>16.10.2020 at 11.15 AM for item No.1 property, 11.30 Am for item No.2(a) property, 11.45 AM for item No.2(b) and (c) and 12.00 PM for item No.3 property at The South Indian Bank Ltd., Regional Office, 1st Floor YMCA Building, Oppo Astoria Hotels, 70 feet Road, Ellis Nagar, Madurai-625 016.</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, Tirunelveli 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 11.00 AM on 16.10.2020.
- 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 11.15 AM for item No.1 property, 11.30 Am for item No.2(a) property, 11.45 AM for item No.2(b) and (c) and 12.00 PM for item No.3 property. 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 01.01.1987 to 07.09.2020 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., Tirunelveli Branch (Mob No. 9042169490, 9400348691, Ph. No. 0462 2333743) during working hours.

Date : 10.09.2020

Place : Madurai



For The South Indian Bank Ltd.,

[Signature]
Authorised Officer

**AUTHORISED OFFICER
(CHIEF MANAGER)**