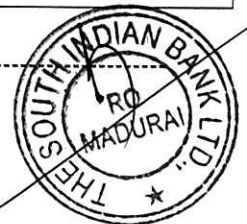


### TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank had issued Demand Notice dated 02.03.2023 to the borrower - 1) M/s. Seeds Agro Products and Services Private Limited, No.1/436, Lakshmi Nagar, Athipatti, Sempatti Post, Aruppukottai, Virudhunagar, Tamil Nadu - 626101 and Guarantors - 2) S.D Pandian, No.1/436, Lakshmi Nagar, Athipatti, Sempatti Post, Aruppukottai, Virudhunagar, Tamil Nadu - 626101, 3) G Jeyakannan, No. 11/548, Jeyaram Nagar, Athipatti, Aruppukottai, Virudhunagar, Tamil Nadu - 626101, 4) G Gandhimathi, No. 1/436, Lakshmi Nagar, Athipatti, Sempatti Post, Aruppukottai, Virudhunagar, Tamil Nadu - 626101, Also at: W/o. Pandian, Door No.3/643, Pillaiyar koil street, Rajiv Nagar, Kanjanaickenpatti Village, Aruppukottai Taluk, Tamil Nadu - 642128, 5) G Lakshmi, D/o. Govindaraj, No.725, Meenakshipuram Street, Aruppukottai, Virudhunagar, Tamil Nadu - 626101, Also at: Door. No.111, Vellaikottai Vadampokki Street, Aruppukottai Town, Virudhunagar District and 6) S Santhanamari, D/o. Somasundaram, No.17, Nagalingam Street, Thiruchuli Road, Aruppukottai, Tamil Nadu – 626101 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 possession of 1<sup>st</sup> and 2<sup>nd</sup> item immovable properties and taken symbolic possession of 3<sup>rd</sup> item 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 30.05.2023.

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. 1,16,81,399.51 (Rupees One Crore Sixteen Lakh Eighty One Thousand Three Hundred Ninety Nine and Paise Fifty One Only) as on 09.08.2023 with further interest and costs thereon, towards the account of M/s. Seeds Agro Products and Services Private Limited, subject to the following terms and conditions:-

Name of Property Owner	Item No:1-Mrs.Gandhimathi G. Item No:2-Mrs.Lakshmi G. Item No:3-Mrs.Santhanamari S.
Description of properties	<b><u>Item No:1</u></b> All that part and parcel of land admeasuring 10710sq.ft bearing Plot Nos. 167 to 173 of Ward -09 therein and all other constructions, improvements, easementary rights existing and appurtenant thereon situated in Sy.No.277/7,278/2,278/4 of Aruppukottai Village Town, Aruppukottai Taluk, Virudhunagar District and owned by G Gandhimathi, more fully described in registered Sale deed No.1180/2009 dated 06-03-2009 of SRO Aruppukottai and bounded on, North : 23feet breadth East West Street East : Vacant Plot No: 174 South : Vacant Plot Nos : 176 to 182 West : Vacant Plot No: 134



**Item No:2**

All that part and parcel of land admeasuring 1591 sq.ft and all other constructions, improvements, easementary rights existing and appurtenant thereon situated in Sy.No.137/485 of Aruppukottai Village, Aruppukottai Taluk, Virudhunagar District and owned by G Lakshmi, more fully described in registered Sale deed No.2473/2010 dated 19-04-2010 and Registered Cancellation deed No.3951/2015 dated 05-08-2015, both are of SRO Aruppukottai and bounded on,

North : Durairaj Thevar house and common lane

East : 4 feet width vacant land and Houses Door Nos.35,36,37 & 38

South : Property of Santhanamari

West : North South Street

**Item No:3**

All that part and parcel of land admeasuring 1501 sq.ft (Comprised of 1296 Sq.ft and 205 Sq.ft ) along with building having a built up area of about 967.50 Sq.Ft bearing Old Door No.19-7-6 ,then Door.No.27-7-5 & 6 ,New.Door.No.34-8-6 therein and all other constructions, improvements, easementary rights existing and appurtenant thereon situated in Sy.No.137/486, Ward No.34 of Aruppukottai Town, Aruppukottai Taluk, Virudhunagar District and owned by S Santhanamari, more fully described in registered Sale deed No.1218/2010 dated 24-02-2010 of SRO Aruppukottai and

**Item no.1**

Boundaries for the land admeasuring 1296sq.ft as follows,

North : V.Rajkumar Land

East : below Item no.2 Property and K.Muthaiyah Thevar's Land

South : Valliammal's House and common Lane

West : South North Street

**Item no.2**

Boundaries for the land admeasuring 205 sq.ft as follows,

North : V.Rajkumar Land

East : House bearing Door No.19-8-35 to 38 and 4feet breadth  
Vacant land

South : Chellaththevar's House and 5 feet breadth Common  
pathway upto Maravar Street

West : Above Item no.1 Property



Reserve Price	Item No:1-Rs.57,83,000/-(Rupees Fifty Seven Lakh Eighty Three Thousand Only) Item No:2-Rs.51,54,000/-(Rupees Fifty One Lakh Fifty Four Thousand Only) Item No:3-Rs.54,03,000/-(Rupees Fifty Four Lakh Three Thousand Only)
Earnest Money Deposit (EMD)	Item No:1-Rs.5,78,300/-(Rupees Five Lakh Seventy Eight Thousand Three Hundred Only) Item No:2-Rs.5,15,400/-(Rupees Five Lakh Fifteen Thousand Four Hundred Only) Item No:3-Rs.5,40,300/-(Rupees Five Lakh Forty Thousand Three Hundred Only)
Date and Place of Sale	<b>18-09-2023 at 11.00AM</b> for all properties (Item No:1 to 3), at The South Indian Bank Ltd., <b>Regional Office Madurai</b> , 1 <sup>st</sup> floor YMCA building, Opp. Astoria Hotels, 70 feet road, Ellis Nagar, Madurai, Tamil Nadu., Pincode: 625016.

### **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), Aruppukottai 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. Regional Office along with the Tender in a sealed cover before 10.45 AM for mentioned property on 18.09.2023.
- 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 11.00 AM for the property on 18.09.2023. 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, 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 01-01-2022 to 01-08-2023 and it is noted NIL encumbrance over the property.
- 17) For any further information and for inspection of property, the intended Tenderers may contact The South Indian Bank Ltd., Aruppukottai Branch Manager or The Authorised Officer, Madurai, Regional Office (Ph.No.0452-2300205/9894647220/9526560833) during working hours.

Date: 10.08.2023  
Place: Madurai



For The South Indian Bank Ltd.,

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