

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank (hereinafter referred as AO) had issued Demand Notice dated 17.11.2018 to Mr. Senthilkumar B S, S/o. Mr. Subbiah, Door No. 139A, Deputy Collector Colony, 7th Street, K K Nagar, Madurai-625 020 and Mr. Arun Ram T V, S/o. Mr. Thiyagarajan C, D.No.15/117, Nadaraj Bhavan, Chellappa Nagar, Valode, Thiruvithancodu. P.O, Kalkulam, Kanniyakumari-629 804, the borrowers and Mrs. Maharajoythi S E, W/o. Mr. Senthilkumar B S, Door No. 139A, Deputy Collector Colony, 7th Street, K K Nagar, Madurai-625 020 and Mr. Thiyagarajan C, S/o. Mr. Chellapan Nadar, D.No.15/117, Nadaraj Bhavan, Chellappa Nagar, Valode, Thiruvithancodu. P.O, Kalkulam, Kanniyakumari-629 804 the guarantors, 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/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 **07.03.2019**.

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.3,07,04,330.35 (Rupees Three Crore Seven Lakh Four Thousand Three Hundred and Thirty and Paise Thirty Five only)* as on 19.01.2020 with further interest and costs, subject to the following terms and conditions: -

Name of Property Owner	Mr.Arun Ram T V and Mr. Thiyagarajan C
Description of property:	
Item No.1	
All that piece and parcel of 74.10 cents of land comprised in and Survey No. 3765A and Re.Sy No.792/1 of Thiruvithancodu village, Kalkulam taluk, Eranial Sub Registration District, Kanyakumari Registration District, Kanyakumari District, along with all other rights and improvements therein and the property being more fully described in the registered settlement deed No 4212/2012 dated 17.10.2012 of Eranial Sub Registry in the name of Mr.Arun Ram T V and bounded as follows.	
North by	: Re.Sy.No.792/2
South by	: Re.Sy.No.792/5
East by	: Re.Sy.No.792/3
West by	: Road
Item No.2	
All that piece and parcel of 44 cents of land, being 4 cents comprised in Re.Sy.No.373/5A8 and 40 cents comprised in Re-Survey No. 371/5 (Old S.Nos.215,216) of Thiruvattar village, Kalkulam taluk, Thiruvattar Sub Registration District, Marthandam Registration District, Kanyakumari District, with a building, having an approximate plinth area of 441.65 Sq. Mts, constructed thereon along with all other rights and improvements therein, owned by Mr. Arun Ram T V and Mr. Thiyagarajan C and the property being more fully described in the	


THE SOUTH INDIAN BANK LTD.,

 SIB HOUSE, T.B. ROAD, MISSION QUARTERS, THRISSUR - 680 001, KERALA
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 E-mail: sibcorporate@sib.co.in Website: www.southindianbank.com

Corporate Identity Number: L65191KL1929PLC001017

Settlement Deed No. 4212/2012 dated 17.10.2012 of Eraniel Sub Registry and registered Sale Deed No.224/2004 dated 30.01.2004 of Thiruvattar Sub Registry and having the following boundaries:

East : Road
West : Property of Vikraman Nair
South : Road
North : Property of Pappu Kutty

Item No.3

All that piece and parcel 30 cents of land (26.500 cents as per prior title deeds) comprised in Re-Survey No. 721/7 and 721/8A1A (Old S.No.4385,4286 and 4285) of Thiruvithancode village, Kalkulam taluk, Eraniel Sub Registration District, Kanyakumari Registration District, Kanyakumari District, with a commercial building, having an approximate plinth area of 436.8 Sq. Mts, bearing No.17-115-I and 17-115 J constructed thereon along with all other rights and improvements therein, owned by Mr. Arun Ram T V and the property being more fully described in the Settlement Deed No. 4213/2012 dated 17.10.2012 of Eraniel Sub Registry and having the following boundaries:

East : Property of Aadhi Narayana Perumal
West : Property of Raja Gopalan and Others
South : Channel Road
North : Monday Market Main Road

Reserve Price

Reserve Price at Rs.48,16,000/- (Rupees Forty Eight Lakhs Sixteen Thousand Only) for item No.1 property, Rs.1,21,00,000 (Rupees One Crore Twenty One Lakhs Only) for item No.2 property and Rs.1,52,00,000/-(Rupees One Crore Fifty Two Lakhs Only) for item No 3 Property.

Earnest Money Deposit (EMD)

Rs. 4,81,600 /- (Rupees Four Lakhs Eighty One Thousand Six Hundred only) for item No.1, Rs. 12,10,000/- (Rupees Twelve Lakhs Ten Thousand only) for item No.2 and Rs. 15,20,000/- (Rupees Fifteen Lakhs Twenty Thousand only) for item No.3 property.

Date and Place of Sale

21.02.2020 at 10.45 AM for item No.1, 11.00 AM for item No.2 and 11.15 AM for item No.3 at The South Indian Bank Ltd., Marthandam Branch, Opp Govt Girls HSS, Vettuveni, VII/32, Main Road (NH-47), Kanyakumari District-629 165

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.

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- 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 Sakkiamangalam Branch, 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 10.35 AM for all item of properties on 21.02.2020 The sealed cover shall specifically mention the item No. of the property for which the tender is being submitted.
- 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 21.02.2020 at 10.45 AM for item No.1 property, 11.00 AM for item No.2 property and 11.15 AM 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

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- 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 item No.1 property from 01.01.1983 to 19.01.2020 and it contains no encumbrance. Further, Authorised Officer has obtained EC/ search report regarding the item No.2 and 3 properties from 01.01.1987 to 19.01.2020 and it contains no encumbrance
 - 17) For any further information and for inspection of property, the intended Tenderers may contact the Authorised Officer (09645633214/09787001191) or The South Indian Bank Ltd., Sakkiamangalam Branch or Marthandam Branch (Ph. No.08056531536/ 0452-2465120, Ph. No.7019353930/ 04651-205424) during working hours.

***Dues calculated as per our claim in the OA 468/2019 filed before DRT,**

For The South Indian Bank Ltd.,

Authorised Officer

Date: 21.01.2020

Place: Madurai



**AUTHORISED OFFICER
(CHIEF MANAGER)**

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