

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank (hereinafter referred as AO) had issued Demand Notice dated 17-10-2018 to the borrower (1) Mr.C.Kumarasamy alias Jayaraman, Proprietor of M/s. Jayaram Textiles, residing at 695, North 4th Street, Thiyagaraja Nagar, Palayamkottai, Tirunelveli-627011 and to the guarantor's (1)Mr.Pitchiah, residing at 695, North 4th Street, Thiyagaraja Nagar, Palayamkottai, Tirunelveli-627011 (2) Mrs.Shanmugasundari, residing at 695, North 4th Street, Thiyagaraja Nagar, Palayamkottai, Tirunelveli-627011 (3) Mrs.Amirtham, residing at 695, North 4th Street, Thiyagaraja Nagar, Palayamkottai, Tirunelveli-627011 (4) Miss.Thanga Amirtha Lakshmi, residing at 695, North 4th Street, Thiyagaraja Nagar, Palayamkottai, Tirunelveli-627011 (5) Miss.Chidambara Meena, Rep. by Mrs.Shanmugasundari, residing at 695, North 4th Street, Thiyagaraja Nagar, Palayamkottai, Tirunelveli-627011 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 the both movable and 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 04.02.2021.

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.3,21,64,292.85 (Rupees Three Crore Twenty One Lakh Sixty Four Thousand Two Hundred Ninety Two and Paise Eighty Five only)* as on 18.05.2022 with further interest and costs, subject to the following terms and conditions: -

Name of Property Owner	Mr.C. Kumarasamy alias Jayaraman (M/s. Jayaram Textiles)
Description of Immovable property:	
<u>Item No:1</u>	
All that part and parcel of land admeasuring 2acres 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	



Description of Movable property:
Item No:2:

List of Plant & Machineries & Stocks were lying in the premises of M/s. Jayaram Textiles at 3/157-1, Arriyanayagi Puram, Pudukulam Village, Palayamkottai (Tk), Tirunelveli,-627011

Item no.2 (a)-Plant & Machineries

Sl No.	Description of Machinery	Quantity
1	<u>TWISTER MACHINE:</u> a)Veejay Lakshmi make VJ250 model two for one twister machine with 128 Drums, 40HP motor, Simta Jacobi make OHTC clearer, Panel board and all other accessories.	1
	b) Veejay Lakshmi make VJ190-S model two for one twister machine with 192 Drums, motor, panel board and all other accessories.	1
	c) Veejay Lakshmi make VJ190-S model two for one twister machine with 144 Drums, motor, panel board and all other accessories	1
2	<u>RING TWISTER MACHINE</u> Adittaa make heavy ring twister machine with 100 spindles and all other accessories-Model: JMW3HT	1
3	<u>PRECISION PROPELLER WINDER MACHINE (PPW):</u> a)Peass Industrial make PPW-A model precision propeller winder machine with 6 Drums, 0.5HP motor each and accessories	1
	b)) Peass Schlafhorst make Versa-PTA model precision propeller winder machine with 24 Drums, 0.5HP motor each and accessories.	1
	c) Peass Schlafhorst make precision propeller winder machine with 12 Drums, 0.16 HP motor each and accessories.	1
4	<u>CONE WINDING MACHINE:</u> Local make cone winding machine with 16 Drums, 1HP motor and accessories. (Note: Dismantle Condition)	1
5	<u>WRAPPING MACHINE:</u> Penguin make classic model wrapping machine with accessories.	1
6	<u>SUPER CONER MACHINE:</u> Texspare machine make super coner machine with 4 spindles, motor and accessories.	1
7	<u>DRYER:</u> Gold lion pack tunnel dryer with mesh conveyor, heater, blower and accessories	1
8	<u>PRECISION CONE WINDER</u> Reshmi industries make precision cone winder machine with 4 spindles, 1HP motor 4Nos and accessories	1
9	<u>AIR COMPRESSOR:</u> a)Anest Iwata make air compressor with 5HP motor, 220Litre capacity tank and accessories.Model: LT50	1
	b) RMP make air compressor with 1.5HP motor, 110litre capacity tank and accessories. (Note: Dismantled Condition)	1
10	<u>RO PLANT:</u> RO plant with one membrane, 1HP RO pump, 1HP RO Feed pump, 2000litre & 3000litre syntax tank and accessories	1
11	<u>DG SET:</u> 125 KVA Cummins make GENSET with "Cummins" make engine and "Stamford" make alternator, Battery, Panel, Fuel tank with acoustic enclosure, base mounting plate and all other accessories. Model: DB125SL/F12	1

12	ADDITIONAL MACHINERIES: a) Essae make 2Ton capacity weighing scale with platform and accessories. Model: SI-810 b) 150Kg capacity weighing scale with accessories. c) PTI model vertical drilling machine with 0.5HP motor and accessories. d) Expert equipment make 1Ton capacity stacker with accessories. Model: 3, S. No: 272. e) Expert equipment make 3Ton capacity hand pallet truck. S. No: 5388 f) 4 Wheel trolley with four wheels. g) 15HP, 10HP, 1 HP motors. h) Scrap machine (Dismantled condition) i) Bore well with 1HP motor. j) Steel ladder k) Electricals, UG Cables, Panels, Inverter, Drives and other electrical accessories. l) Dynavac make vacuum cleaner with accessories.	Full Set	
	l) Ring tubes-Size: 7" & 11"-Supplier-Vel Plast		
			1
			Lot
13	OFFICE ACCESSORIES: a) Steel bero – 3Nos b) Office table - 1No c) Plastic chair – 2No d) Cushion chair – 2No e) Executive chair – 1No f) Computer table – 1No g) Steel locker with 3racks h) 1.5Ton capacity blue star inverter AC – 1No		Full Set

Item no.2 (b)-Stock

1	Details of Stock a) Finished & Semi finished Goods	Lot

Reserve Price

Item No:1: Reserve Price at **Rs.1,07,51,000/-** (Rupees One Crore Seven Lakhs Fifty One Thousand Only)

Item No:2: Reserve Price at **Rs.55,84,000/-** (Rupees Fifty Five Lakhs Eighty Four Thousand Only)

(For Item No:2(a) & Item No:2(b) together)

Earnest Money Deposit (EMD)

Item No:1:Rs.10,75,100/- (Rupees Ten Lakh Seventy Five Thousand and One Hundred only)

Item No:2:Rs.5,58,400/- (Rupees Five Lakh Fifty Eight Thousand Four Hundred only)
(For Item No:2(a) & Item No:2(b) together)

Date and Place of Sale: 22-06-2022 at 11.00 AM for Item No:1 and 11.15AM for Item No:2 at The South Indian Bank Ltd., Tirunelveli Branch, 2G/2,RMKG Building, Madurai road, Tirunelveli Junction, Tirunelveli, Pincode: 627001, Tamil Nadu.

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 as the case may for the EMD at The South Indian Bank Ltd., Tirunelveli Branch, along with the Tender in a sealed cover before 10.45 AM on 22-06-2022 (For both Item No:1 & Item No:2)
- 6) Interested bidder can participate in the auction process of one or all items of properties. The bidder has to submit separate bids for participation in the auction of the two items (i.e. Item No:1 & Item No:2) of the properties. However, the sale of Item No 1 property will be confirmed only if there is successful bidder for Item No 2 (Item No:2a & 2b) i.e. the immovable property will not be sold if the sale of Plant and Machineries & Stocks is not materialized.
- 7) 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.
- 8) 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.



- 9) The Sealed Tenders will be opened by the Authorised Officer at 11.00 AM for both the properties (Item No:1 & Item No:2 together) on 22-06-2022. Any tender received quoting a price below the Reserve Price will be rejected outright.
- 10) 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.
- 11) 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.
- 12) 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.
- 13) 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.
- 14) 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.
- 15) 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.
- 16) The Successful Tenderer shall, at his cost, get the Electricity/Water/Sewerage connection etc. and any other common services transferred in his name.
- 17) The Authorised Officer has obtained EC/ search report regarding the property Item No:1 from 01-01-1987 to 04-02-2022 and it contains no encumbrance.



18) 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 Manager, (Ph.No's:0452-2300205/ 9894647220/ 8848019237/ 9790874485) during working hours.

**Dues calculated as per our claim in the OA filed before DRT.*

For The South Indian Bank Ltd.,

19/5/22
Authorised Officer

**AUTHORISED OFFICER
(CHIEF MANAGER)**

Date: 19-05-2022

Place: Madurai

