

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank had issued Demand Notice dated 20.08.2018 to the borrower Mr.Rajagopal, Proprietor , M/s. Shankara Narayana Rice Mill at 5/24-C, Naidu South Street, Chettiarpatti Village, Rajapalayam Taluk, Virudhunagar District-626 122 and the guarantor, Mr.R Jai Sankar, both residing at, 44H, Muhavoor Main Road, Chettiarpatti Village, Rajapalayam Taluk, Virudhunagar District-626 122 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 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 **06.02.2019** .

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. 3,24,20,287.99 (Rupees Three Crore Twenty Four Lakh Twenty Thousand Two Hundred and Eighty Seven and Paise Ninety Nine only) as on 25.11.2019 with further interest and costs from 01.11.2019, subject to the following terms and conditions: -

Name of Property Owner	Mr. Rajagopal S
Description of property	<p>All that piece and parcel of land having a total extent of 175.600 cents in S No. 308 Part and 307/3 part, R S No. 308/2, 307/3 G, 307/3 E, 307/3 F and 308/1 in Chettiyarpatti village, Rajapalayam taluk, Seithur Sub Registration District, Virudhunagar district along with industrial building bearing Door No. 24 G and 44 A having an approximate area of 25129 Sq Ft with all other rights and improvements therein in Chettiarpatti Town Panchayath owned by Mr.Rajagopal S and more fully described in the registered Sale Deeds No. 1230/1974 dated 30.08.1974, 1292/1974 dated 05.09.1974, 1409/1974 dated 16.09.1974, Sale Deed No. 1903/1979 dated 21.11.1979 and Sale Deed No.523/1978 dated 07.06.1978 registered with Seithur SRO as follows:</p> <p>a.An extent of 73.500 cents in S. No. 308 Part, Re. Sy. No. 308/2 and 37.500 cents in S. No. 307/3 Part, Re sy. No. 307/ 3 G,</p>



	totalling 111 cents bounded: North : Thalavaipuram to Mugavoor Main Road South : Land of Varatharajulu Naidu East : Land of Parthasarathi Naidu West : House site of Rajagopal b.An extent of 36.00 cents in S No. 307/3 E and 28.600 in S No. 307/3 F and 308/1, totalling 64.600 cents bounded: North : Land of G. Singaraj lies in Sy.No.307/3E Part South : Land lies in Sy No.307/31 East : Land lies in Sy.Nos.307/3G and 308 Part of S Rajagopal West : Land lies in Sy.Nos. 307/3 D, 307/3 B and 307/3 H.
Reserve Price	Rs.6,25,00,000/- (Rupees Six Crore Twenty Five Lakh Only)
Earnest Money Deposit (EMD)	Rs. 62,50,000/- (Rupees Sixty Two Lakh Fifty Thousand Only)
Date and Place of Sale	23.12.2019 at 11.00 AM at The South Indian Bank Ltd., Rajapalayam Branch, D.No.474,476 & 477, Thenkasi Road, Ward E, Rajapalayam-626 117

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, Rajapalayam 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. Rajapalayam Branch along with the Tender in a sealed cover before 10.45 AM on 23.12.2019.
 - 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 on 23.12.2019. 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 04.08.2019 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., Rajapalayam Branch (Ph. No. 04563-232526/9999429326) during working hours.

Date : 26.11.2019

Place : Madurai




**AUTHORISED OFFICER
(CHIEF MANAGER)**