

**THE SOUTH INDIAN BANK LTD.
REGIONAL OFFICE: Madurai**

**The South Indian Bank Ltd, Regional Office-Madurai, First floor, YMCA Building,
Opposite Astoria Hotels, 70 Feet Road, Ellis Nagar, Madurai, Tamilnadu, Pincode-
625016, Phone:0452-2300205/ 2300206, Email:ro1015@sib.co.in**

RO-MDR/709/ SH/ SAR/ SALE/06/2023-24**Date: 17-04-2023****TENDER CUM AUCTION SALE NOTICE**

WHEREAS the Authorised Officer of the Bank had issued, Demand Notices dated 19-10-2022 to Borrower(s) (1) M/s.Vikat Creations, No.1/1427and 1428 Thiruvalluvar Nagar, Vetrilayurani Main Road, Sivakasi, Virudhunagar, Tamil Nadu – 626189, Also at,103/5C, Vannankadu, Muttakadai, Ayothiyapattinam, Salem, Tamilnadu-636103 (2) Mrs. Kanthimathi V. [Partner of M/s.Vikat Creations] No.221,Police station road,Near Ayyappan Kovil, Sivakasi, Virudhunagar ,Tamilnadu– 626123 (3) Mr.Sekhar J [Partner of M/s.Vikat Creations] 2/1838 A, PSR Nagar, Sithurajapuram, Sivakasi, Virudhunagar, Tamilnadu - 626123 and Guarantor (4) Mr.Vetriventhan D, 221,Police Station Road, Near Ayyappan Kovil, Sivakasi, Virudhunagar - 626123 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 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 01-02-2023 as regards the CCOL & ECLGS facilities in the account of M/s.Vikat Creations with Branch :Sivakasi.

AND WHEREAS, the borrower/ partners/ co-obligant/ guarantor have failed to pay the amount, Notice is hereby given that the immovable property 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.2,65,38,254.86 (Rupees Two Crore Sixty Five Lakhs Thirty Eight Thousand Two Hundred Fifty Four and Paise Eighty Six Only) as on 16-04-2023 in the Account:M/s.Vikat Creations with Branch:Sivakasi of the bank,

i.e.,

- (i) a sum of Rs.2,39,73,819.00(Rupees Two Crore Thirty Nine Lakh Seventy Three Thousand Eight Hundred Nineteen Only) in A/c No 0709083000000032] with regard to CCOL facility in the loan account of M/s.Vikat Creations.
- (ii) a sum of Rs.25,64,435.86 (Rupees Twenty Five Lakh Sixty Four Thousand Four Hundred Thirty Five and Paise Eighty Six Only) in A/c No. 0709656000000011] with regard to ECLGS facility in the loan account of M/s.Vikat Creations.

with further interest, penal interest and costs, subject to the following terms and conditions: -

Name of Property Owner	Mr.Vetriventhan D.
Description of property	All that part and parcel of land admeasuring 26 Cents (11067.875 sq.ft) and all other constructions, improvements,



	<p>easementary rights existing and appurtenant thereon situated in Sy.No.861/4,Re.Sy.No.861/4A of Sengamalanatchiarpuram Panchayat, Thiruthangal Village, Sivakasi Taluk, Virudhunagar District and owned by Mr.Vetriventhan , more fully described in Registered Sale deed No.2413/2004 dated 31-05-2004 and Registered Rectification deed No.3931/2005 dated 23-09-2005 both are of Thiruthangal SRO and bounded on,</p> <p>North : Land of S.N.S.Bhai Vagaiarah East : Land of K.S.S.P.Kaliraj Nadar South : Land of Chinnammal West : 30feet width South North cart track</p>
Reserve Price	Rs.88,54,000.00 (Rupees Eighty Eight Lakh Fifty Four Thousand Only)
Earnest Money Deposit (EMD)	Rs,8,85,400.00 (Rupees Eight Lakh Eighty Five Thousand Four Hundred Only)
Date and Place of Sale	29-05-2023 at 11.00 AM at The South Indian Bank Ltd., Regional office-Madurai , 1 st floor YMCA building, Opp. Astoria Hotels, 70 feet road, Ellis Nagar, Madurai, Tamil Nadu-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/
Branch:Sivakasi at DO.NO.940 C, P K N ROAD (BYE PASS ROAD), SIVAKASI EAST P.O., VIRUDHUNAGAR, TAMIL NADU-626189 and **Regional Office-Madurai** at First floor, YMCA Building, Opposite Astoria Hotels, 70 Feet Road, Ellis Nagar, Madurai, Tamilnadu, Pincode-625016 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. 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 or through RTGS to Account No: 0044073000002184 held by " Authorised Officer" in The South Indian Bank Ltd., Branch Main Branch (IFSC Code: SIBL0000044)
- 5) Interested Tenderers shall submit Demand Draft/ RTGS Receipt as the case may be for the EMD at The South Indian Bank Ltd., Regional Office, Madurai along with the Tender in a sealed cover before 10.45 AM on 29-05-2023.



- 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 on 29-05-2023 at 11.00 AM. 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 of 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 Authorised Officer.
- 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 01-01-2018 to 14-04-2023 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., Branch Sivakasi (Phone Numbers:0452-2300205/9489035380/9894647220) during working hours.

For The South Indian Bank Ltd.,

Date: 17-04-2023

Place: Madurai

AUTHORISED OFFICER
(CHIEF MANAGER)

CC to

1.	Regional office -Madurai
2.	Branch:Sivakasi

