

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank had issued Demand Notice dated 04/10/2021 to the Borrower/Guarantor Mr.Rama Balasubramanian M U and Mrs.Uma Sankari R both are residing at 176,3rd Cross Street, South Balabagya Nagar, Tirunelveli, Tamilnadu-627001 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 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 20/12/2021.

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.2,18,85,020.60(Rupees Two Core Eighteen Lakhs Eighty Five Thousand Twenty and Paise Sixty Only) in the accounts of Mr.Rama Balasubramanian M U and Mrs.Uma Sankari R as on 18/05/2022 with further interest and costs thereon, subject to the following terms and conditions: -

Name of Property Owner- Mr.Rama Balasubramanian M U and Mrs. Uma Sankari R.

Item no1: All that part and parcel of Land admeasuring 1500 Sq Ft along with Commercial building having total built in area of 5010 Sq.Ft [approx.]bearing Door No.2G2 of Tirunelveli Municipal Corporation 5th Ward Western Row Town Survey Ward No.11 and all other constructions, improvements, easementary rights existing and appurtenant thereon situated in T S.No.1101/2 and 4A Part , T S No.1100/3 Part and T S No.1100/1A Part within Block No.14 of Sindupoondurai Village,Tirunelveli Taluk, Tirunelveli District and owned by Mr.Rama Balasubramanian M U and Mrs. Uma Sankari R and bounded on North : Door No.2F Building,East West South Wall, East : East West 6 Ft Pathway,Door No.2F, South : Common Pathway, West : T S No.1101/2 and 4A Part Lane Pathway site belongs to M A Kadabi and M A Akaram, Rama Balasubramanian and Central Cafe.

Item no2: All that part and parcel of Land admeasuring 1702.06 Sq Ft along with Commercial building having total built in area of 1666 Sq.Ft [approx.]bearing Door No.12A of Tirunelveli Municipal Corporation 5th Ward, Northern Row Town Survey Ward No.11 and all other constructions, improvements, easementary rights existing and appurtenant thereon situated in T.Sy.No.1101/2 and 4A Part within Block No.14 of Sindupoondurai Village ,Tirunelveli Taluk, Tirunelveli District and owned by Mr.Rama Balasubramanian M U and Mrs. Uma Sankari R and bounded on North : T S No.1102/2 and 4A Part, East : TS No.1102/2 and 4A Part, Pathway, South : T S No.1102/2 and 4A Part, West : Muzari Bunglow and Vacant Land in TS No 1103.



Reserve Price	Item no 1: Reserve Price at Rs.1,20,31,000.00(Rupees One Crore Twenty Lakhs Thirty One Thousand Only). Item no2: Reserve Price at Rs.74,89,000.00(Rupees Seventy Four Lakhs Eight Nine Thousand Only)
Earnest Money Deposit (EMD)	Item no 1: Rs.12,03,100.00 (Rupees Twelve Lakhs Three Thousand One Hundred only). Item no2: Rs.7,48,900.00(Rupees Seven lakhs Forty Eighty Thousand Nine hundred only).
Date and Place of Sale	29/06/2022 at 10.45 AM for item No.1 and 11.15 AM for item No.2. The South Indian Bank Ltd., Branch Tirunelveli,D.no.2G/2,Ward no.5, RMKG building, Madurai Main road, Tirunelveli- 627001 .

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 for all item of properties on 29/06/2022.
- 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 29/06/2022 at 10.45 AM for item No.1 property, 11.15 AM for item No.2 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 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/Sewarage connection etc. and any other common services transferred in his name.
- 16) The Authorised Officer has obtained EC/ search report regarding the property from 01/01/2019 to 16/05/2022 and it contains no encumbrance.
- 17) For any further information and for inspection of property, the intended Tenderers may contact The South Indian Bank Ltd., Tirunelveli Branch /Branch Manager, The Authorised Officer (Ph. No. 0452-2300205/9600783631/8129706124) during working hours.

Date : 19.05.2022

Place : Madurai

AUTHORISED OFFICER
For The South Indian Bank Ltd.,

[Signature]
Authorised Officer
(CHIEF MANAGER)

