

(BY REGISTERED POST WITH A/D)

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank 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. Thiagarajan 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. Thiagarajan 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 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 thereafter the physical possession was taken on 01.03.2023 of immovable properties, more fully described in the schedule hereunder under Section 13(4) of the Act read with Rule 6 of the Security Interest (Enforcement) Rules, 2002 on 01.03.2023.

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.4,14,83,437.76 (Rupees Four Crores Fourteen Lakhs Eighty Three Thousand Four Hundred Thirty Seven and Paise Seventy Six Only)** in the account of Mr.Senthilkumar B S and Mr.Arun Ram T V as on 02/08/2023 with further interest and costs thereon, subject to the following terms and conditions: -

****Dues as per our claim in the Original application filed before DRT, Madurai.***

Name of Property Owners- Mr. Arun Ram T V and Mr. Thiagarajan

Item no.1:All that piece and parcel of 40 cents of land, being comprised in Sy.No.371/5(Old S.Nos.215,216) of Thiruvattar village, Kalkulam taluk, Thiruvattar Sub Registration District, Marthandam Registration District, Kanyakumari District, 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. 4212/2012 dated 17.10.2012 of Eranial Sub Registry and having the following boundaries:

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



Item no.2: All that piece and parcel of 4 cents comprised in Re.Sy.No.373/5A8 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 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 SRO and having the following boundaries:	
East	: Property of Sellapa Nadar
West	: Property of Sellapa Nadar
South	: Road
North	: Property of Sellapa Nadar
Reserve Price	Item no1: Reserve Price at Rs.46,77,000.00(Rupees Forty Six Lakhs Seventy Seven Thousand Only). Item no2: Reserve Price at Rs.60,58,000.00(Rupees Sixty Lakhs Fifty Eight Thousand Only).
Earnest Money Deposit (EMD)	Item no 1: Rs.4,67,700.00(Rupees Four Lakhs Sixty Seven Thousand Seven Hundred Only). Item no2: Rs.6,05,800.00(Rupees Six Lakhs Five Thousand Eight Hundred Only).
Date and Place of Sale	31/08/2023 at 10.45 AM for item No.1 and 11.00 AM for item No.2 at The South Indian Bank Ltd., Nagercoil Branch , Ground Floor, 6/1-50C, Cape Road , Veepamoodu Juntion , Near Sundar radios , Nagercoil , Kanyakumari D.T - 629001

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, Sakkimangalam, Nagercoil 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. Nagercoil Branch along with the Tender in a sealed cover before 10.45 AM for properties on 31/08/2023.
- 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 31/08/2023 at 10.45 AM for item No.1 property, 11.00 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

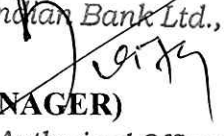
payable for registration of sale certificate such as registration Fees, Stamp Duty etc., as applicable as per law.

- 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/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 26/07/2023 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., Sakkimangalam and Nagercoil Branches or Manager, The Authorised Officer (Ph. No. 0452-2300205/9600783631/8248341698) during working hours.

Date : 03/08/2023

Place : Madurai



AUTHORISED OFFICER
For The South Indian Bank Ltd.,

(CHIEF MANAGER)
Authorised Officer