

By Speed Post with Ack. Due

Ref No. AXISB/ SOUTH/ SAG/ 2020-21/ 079
Date: 25.03.2021

To:

1. **M/s. Chiranjeevi Wind Energy Limited,**
Registered Office:
No.26-A, Kamaraj Road,
Mahalingapuram,
Pollachi - 642 002.

Also at:

45/3A, Arts Collage Road Lane,
Coimbatore - 641 018.

2. **Mr. R.V.S' Marimuthu,**
S/o. **Mr. N Ramasamy Gounder,**
11/12, Palakkad Road,
Pollachi - 642 001.
3. **Mr. R Sundarakalimuthu,**
S/o. **Mr. Ramasamy,**
86-A, Palaghad Road,
Pollachi, Coimbatore - 642 001.
4. **Mr. K Kandakumar Raj,**
S/o. **Mr. Kanagaraj,**
39-A, Nehru Sreet,
Udumalpet - 642 126.
5. **Mr. G Subramaniam,**
S/o. **Mr. Gurusamy**
1-6, Anthiyur Block-1, W.no.1 Udumalpet,
Anthiyur(P), Coimbatore - 642 122.
6. **Mr. R Sanjayan,**
S/o. **Mr. Ramanujam,**
5-43, Dhasanaykkam Palayam,
Kattampatty, Coimbatore - 642 202.

Dear Sir/Madam,

Sub: Notice for sale of Secured Assets under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act. 2002 and Rules framed thereunder.

E-AUCTION SALE NOTICE

The undersigned is having powers to issue the notice of sale and in exercise all powers of sale under the Act., whereas, the Authorised Officer had issued Demand Notice dated 26.02.2019

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STRESSED ASSETS CHENNAI : Axis Bank Ltd, Southern Recovery Cell 1st Floor, Javahar Towers, New No. 3, Old No. 2, Clubhouse Road, Anna Salai, Chennai - 600 002

Registered Address : "Trishul" - 3rd Floor, Opp. Samartheswar Temple, Near Law Garden, Ellisbridge, Ahmedabad - 380006. Telephone No. : 079-26409322 Fax No. : 079-26409321
CIN : L65110GJ1993PLC020769 Website : www.axisbank.com



AXIS BANK

calling upon the borrower(s) and / or guarantor(s) to pay the amount mentioned in the notice being **Rs. 12,62,88,858.23/- (Rupees Twelve Crores Sixty Two Lakhs Eighty Eight Thousands Eight Hundred and Fifty Eight and Paise Twenty Three Only)** being the amount due as on 25.02.2019 (this amount includes interest applied only till 30.06.2018 only) together with future interest, thereon at the contractual rate of interest from 01.07.2018, costs and other consequences, damages etc., including the expenses for the said takeover and sale of assets within 60 days from the date of receipt of the said notice.

Whereas you have failed to satisfy your /borrower(s) liabilities to the Bank even after receipt of notice U/s 13(2) and the undersigned had taken possession of the below mentioned property on **26.02.2020 for Puducherry Property** and on **03.10.2019 for Tiruppur Properties** as per sec 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of security interest Act, 2002 (herein after called the act) which has been offered as security by you towards your/borrower's liabilities. Therefore the bank in exercise of its rights granted under the Act and rules, issues this notice under rule 8(6) (immovable) and Rule 9 of the security interest (Enforcement) rules, 2002 calling upon you to discharge in full liabilities amounting to of **Rs. 18,73,16,633.23/- (Rupees Eighteen Crores Seventy Three Lakhs Sixteen Thousands Six Hundred and Thirty Three and Paise Twenty Three Only)** being the amount due as on 28.02.2021 (this amount includes interest applied till 28.02.2021 only) with further interest from 01.03.2021 with costs, expenses, **within 30 days** from the date of this notice, failing which, the bank shall proceed under the Act with the sale of the secured assets by inviting bids through online E-Auction to realize the above stated outstanding, with interest and costs on the terms and conditions as will be stipulated by the undersigned.

This is without prejudice to any other rights available to the bank under the subject Act or any other law in force. You are at liberty to participate in the E- Auction to be held or may bring suitable buyers on the terms and conditions mentioned below. Please look for the sale advertisement that will appear in the newspapers in English and Tamil in due course.

Description of Immovable Assets

Property-1: Equitable mortgage of the following property standing in the name of M/s. Chiranjeevi Wind Energy Limited, located at R.S.No.12/5, in Madagadipet Veli, In Mannadipet Commune Panchayat Limits, Tirukkanur Sub Registration District, Puducherry Registration District.

SCHEDULE -A: In Pondicherry Registration District, Tirukkanur Sub Registration District, Mannadipet Commune Panchayat Limits, In Madagadipet Veli, Bearing Cadastre No.27, Re-Survey No.12/5, having the total extent of 81 Cents equivalent To 61 Kuzhies 2¾ Veesams And equivalent To 32 Ares 69 Centiares Lying Within The Following Boundaries; East of Lands In R.S.No.12/4; West of Lands In R.S.No.12/5; North of Lands In R.S.No.12/5; South of Lands In R.S.No.10/2, 10/4 & 10/5. Admeasuring Ac.0.81 Cents And Buildings Constructed To Be Constructed Thereon Pathway Rights.

SCHEDULE -B: In Pondicherry Registration District, Tirukkanur Sub Registration District, Mannadipet Commune Panchayat limits, In Madagadipet Veli, bearing Cadastre No.14, Re-Survey Nos.10/3, 10/4 and 10/5, having a north south road with a breadth of 30 ft., in east west with a length of 355 ft., equivalent to the extent of 25 cents. This property situated within the limits of Mannadipet Commune Panchayat.



Property – 2: Equitable mortgage of the following property standing in the name of M/s. Chiranjeevi Wind Energy Limited, located at S.No. 90 Part & 91/2 Part, Poolavadi Pirivu Kondampatti Village, Madathukulam, Tirupur.

Item: 1 In Tirupur Registration District, Udumalpet Sub Registration District, Udumalpet Taluk, Kondampatti Village, lands in Patta No.111, with Patta Pass Book No.259302, comprised in SF No.90 extending to Hec.2.85.5 corresponding to Ac.7.05 with an assessment of Rs.5.70. Within this, land lying within the following boundaries: East of lands in SFNo.91/2; West of Udumalai to Palladam road and an extent of Ac.1.00 purchased by the company and lands belonging to Sri Manoharan; South of East -West road in SF No.127 proceeding to Vasavanayakanpatti; North of lands in SFNo.89/1,89/2,88/1A and land extending to Ac.0.25 belonging to Manoharan. Admeasuring Ac.5.80 with an assessment of Rs.4.68 and building constructed/proposed to be constructed together with a well situated on the North East corner and right of way in all mamool pathways. The Property Is Situated Within The Limits Of Kondampatti Village.

Item: 2 In Tirupur Registration District, Udumalpet Sub Registration District, Udumalpet Taluk, Kondampatti Village, lands in Patta No.377 with Patta Pass Book No.259302, comprised in S.F.No.91/2 Extending to Hec.3.20.0 corresponding to Ac.7.90, with an assessment of Rs.6.42. Within this, land lying within the following boundaries; East of lands in SFNo.91/1 & lands in SF No.91/2 belonging to V.G.Paper and Amaravathi Paper Companies; South of E-W road in SF No.127 proceeding to Vasavanayakanpatti; West of lands in SFNo.90; North of lands in SFNo.88. Admeasuring Ac.2.15 with an assessment of Rs.1.74, together with an office room constructed in SF No.91/2, its Electricity Service Connection (S.C.Nos.129 & 138) and its deposit amounts and all appurtenances attached thereon and right of way in all mamool pathways.

Property – 3: Equitable mortgage of the following property standing in the name of R.V.S Marimuthu, S/o. Mr. N Ramasamy Gounder, located at S.F.No. 85/2A2, Palghat Road, Zaminuthukkuli Village, Pollachi, Coimbatore - 642 006.

In Tirupur Registration District, Pollachi Sub Registration District, Pollachi Taluk, Zamin Uthukuli Village, Patta Pass Book No.323540, lands in Patta No.772, S.F.No.85/2A (as per recent sub division S.F.No. 85/2A2) extending to hec.0.69.0 corresponding to Ac.1.70 cents with an assessment of Rs.2.33, together with north and east facing buildings constructed thereon with old Door No.2/65D, New Door No.11/12, with all appurtenances, Electric SC No.437, and a right of way in all mamool pathways.

Date and time of e-Auction	30.04.2021 between 10:30 A.M. to 11:00 A.M. for Property 1, 11:00 A.M. to 11:30 A.M. for Property 2 and 11:30 A.M. to 12:00 Noon with maximum of 3 attempts of five minutes each till sale is completed.
Reserve Price	Rs. 2,66,00,000/- (Rupees Two Crores and Sixty Six Lakhs Only) for Property 1 Rs. 2,59,00,000/- (Rupees Two Crores and Fifty Nine Lakhs Only) for Property 2 and Rs. 7,64,00,000/- (Rupees Seven Crores and Sixty Four Lakhs Only) for Property 3
Earnest Money Deposit	Rs. 26,60,000/- (Rupees Twenty Six Lakhs and Sixty Thousand Only) for Property 1, Rs. 25,90,000/- (Rupees Twenty Five Lakhs and Ninety Thousands Only) for Property 2 and Rs. 76,40,000/- (Rupees Seventy Six Lakhs and Forty Thousands Only) for Property 3



EMD Remittance	Deposit through EFT / NEFT / RTGS / DD Transfer in favour of "AXIS BANK LTD" to the credit of A/c.No.090010633007 of SL-Funds In Transit, Axis Bank Ltd, No: 1133, 1135 and 1136, Avinashi Road, Pappanaickan Palayam, Branch Code: 090, IFSC Code : UTIB0000090
Bid Multiplier	Rs. 1,00,000/- for Properties 1 to 3
Inspection of property	09.04.2021 for Properties 1 to 3
Submission of online application for bid with EMD	29.03.2021 - 11.00 A.M for Properties 1 to 3
Last date for submission of online application for bid with EMD	29.04.2021 up to 5.00 P.M for Properties 1 to 3

Public E-Auction Sale Notice will be published in the "The New Indian Express" and "Dinamani" in Villuppuram Editions (Covering Puducherry), "The Times of India" and "The Hindu - Tamil", Coimbatore Editions (Covering Tiruppur) on 28.03.2021.

Terms and Conditions

1. The property will be sold by e-Auction through the Bank's approved service provider M/s e-Procurement Technologies Ltd (ETL) under the supervision of the Authorised Officer of the Bank.
2. e-Auction Tender Document containing online e-Auction bid form, declaration, general terms and conditions of online auction sale are available in ETL's website <https://axisbank.auctiontiger.net/>
3. Intending bidders shall hold valid e-mail address. For further enquiry you may please contact M/s e-Procurement Technologies Limited, E-mail id: tamilnadu@auctiontiger.net.
4. Bids in the prescribed formats given in the Tender Document shall be submitted "online" through the portal of <https://axisbank.auctiontiger.net/>. Bids submitted otherwise shall not be eligible for consideration.
5. The EMD and other payments shall be remitted through EFT / NEFT / RTGS/DD to the bank account as specified above.
6. Bid form without EMD & below the Reserve Price shall be rejected summarily.
7. After the submission of the bid forms, the bidders are not allowed to withdraw the bid forms/EMD, before completion of the e-auction.
8. Online auction sale will start automatically on and at the time as mentioned above. Auction / bidding time will initially be for a period of one hour with maximum of 3 attempts of five minutes each till sale is completed.
9. Auction / bidding will be only online through the portal provided by ETL.
10. Demo e-Auction process will be conducted by ETL for familiarization and allocation of user name/password to eligible prospective bidders for access to the e-Auction at the specified date and time.
11. The property shall be sold to the highest bidder. The purchaser shall deposit 25% of the sale price (less the EMD) immediately and the balance sale price within 15 days from the date of auction sale.
12. In default of payment of balance sale price referred to above within the time stipulated unless otherwise extended, the sale will stand automatically revoked and the deposit(s) shall be forfeited.



13. On confirmation of sale by the Bank and if terms of payment have been complied with, the Authorised Officer will issue the Sale Certificate in the name of the purchaser only.
14. The purchaser shall bear the charges/fee payable for conveyance such as registration fee, stamp duty, etc. as applicable as per law.
15. The property is sold on 'As is where is and as is what is and whatever there is and no recourse basis' condition. The purchasers should satisfy themselves in this connection before participating in the e-Auction and the bank does not give any guarantee or warranty (about classification / quality and quantity of the assets). The purchasers should make their own enquiries regarding any attachments, claims, charges, statutory liabilities, arrears of property tax, electricity dues, etc. of the property by themselves before participating in the auction.
16. The particulars about the property specified in the tender document have been stated to the best of the information of the Authorised Officer and the Authorised Officer shall not be answerable for any error, mis-statement or omission in this proclamation.
17. EMD of the unsuccessful bidders will be returned through FFI/NET/RTGS/DD to the bank account details provided by them in the bid form and intimated via their email id, and the Property being put up for sale only based on the Symbolic Possession taken by Bank U/s 13(4) of SARFAESI Act.
18. The Authorised Officer has the absolute right to accept or reject the bid or postpone or cancel the sale, as the case may be without assigning any reason thereof and also to modify any terms and conditions of this sale without any prior notice.
19. The property is being sold with existing encumbrances whether known or unknown to the bank and the intending bidder shall satisfy himself about the title, Ownership, statutory approvals, encumbrances, claims etc. in regard to the property. Any encumbrance that may arise after the date of the notice will also be borne by the purchaser.
20. In case of all the tenders are rejected, Authorised Officer can negotiate with any of the Tenderers or other parties for sale of the properties by private treaty.
21. The sale certificate will be delivered only after the payment of the entire bid amount and other charges if any.
22. This publication should be considered as 30 days' notice to the borrowers /guarantors/mortgagors under the Act.
23. Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194 – 1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75% of the bid amount.

For further details regarding inspection of property / e-Auction, the intending bidders may contact during office hours, Phone No. 098400 58893, Axis Bank Ltd, Structured Assets Group, 1st Floor, New No: 3, Old No: 2, Club House Road, Anna Salai, Chennai – 600 002. For e-auction services please contact the Bank's approved service provider M/s. e-Procurement Technologies Limited, through email, tamilnadu@auctiontiger.net.

Place: Chennai
Date: 25.03.2021



P. Rangan
AUTHORISED OFFICER
AXIS BANK