

By Speed Post with Ack, Due

Ref. No: AXISB/ SOUTH/ SAG/ 2021-22/ 088

Date : 20.12.2021

To

1. Name of the Account : M/s Sri Siddih Vinayaka Traders

1. **M/s. Sri Siddih Vinayaka Traders**, Registered Office: 99-100, Big Bazaar Street, Nr Old GH, Thiruvannamalai – 606601, Tamilnadu, 2. **Mr NR Pandurangan**, S/o. Mr Ramasamy, No. 48, Sattanayakan Street, Thiruvannamalai – 606601, 3. **Mrs P Thilagavathi**, W/o. Mr Pandurangan, No. 48, Sattanayakan Street, Thiruvannamalai – 606601.

2. Name of the Account : M/s Sri Vedathri Traders

1. **M/s. Sri Vedathri Traders**, Office: 99A, Big Bazaar Street, Thiruvannamalai-606601, Tamilnadu, 2. **Mrs. P Thilagavathy**, W/o NR Pandurangan, No. 48 Sattanayakan Street, Thiruvannamalai-606601, Tamilnadu, 3. **Mr N. Panduranagan**, S/o. Mr. Ramasamy, No. 48, Sattanayakan Street, Thiruvannamalai-606601, 4. **Mr. G Dinakaran**, S/o. Mr. Gnanasevam, 206/2, Kprathur (Village & Post), Thiruvannamalai- 605755.

Dear Sir/Madam,

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

E-AUCTION SALE NOTICE

1. Name of the Account : M/s Sri Siddih Vinayaka Traders

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 02.11.2019** calling upon the borrower(s) and / or guarantor(s) to pay the amount mentioned in the notice being **Rs. 4,31,80,903.54/- (Rupees Four Crores Thirty One Lakhs Eighty Thousands Nine Hundred and Three and Paise Fifty Four Only)** being the amount due as on 30.09.2019 (this amount includes interest applied till 30.09.2019 only) together with future interest, thereon at the contractual rate of interest from 01.10.2019, 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 **27.02.2020** 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. 5,83,32,333.54 (Rupees Five Crores Eighty Three Lakhs Thirty Two Thousands Three Hundred and Thirty Three and Paise Fifty Four Only)** being the amount due as on 31.10.2021 (this amount includes interest applied till 31.10.2021 only) with interest from 01.11.2021 with costs, expenses, **within 15 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.

Page 1 of 5



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

2. Name of the Account : M/s Sri Vedathri Traders

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 02.11.2019** calling upon the borrower(s) and / or guarantor(s) to pay the amount mentioned in the notice being **Rs. 2,93,79,670.00 (Rupees Two Crores Ninety Three Lakhs Seventy Nine Thousands Six Hundred and Seventy Only)** being the amount due as on 30.09.2019 (this amount includes interest applied till 30.09.2019 only) together with future interest, thereon at the contractual rate of interest from 01.10.2019, 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 **27.02.2020** 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. 3,96,94,572.00 (Rupees Three Crores Ninety Six Lakhs Ninety Four Thousands Five Hundred and Seventy Two Only)** being the amount due as on 31.10.2021 (this amount includes interest applied till 31.10.2021 only) together with future interest, thereon at the contractual rate of interest from 01.11.2021 with costs, expenses, **within 15 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 of the Bank. Please look for the sale advertisement that will appear in the newspapers in English and Tamil in due course.

DETAILS OF THE IMMOVABLE PROPERTIES

1. Name of the Account : M/s Sri Siddih Vinayaka Traders

Equitable mortgage of the following property in the name of Mr N Pandurangan, situated in Thiruvannamalai Reg. Dist Joint-1 & 2. The item wise details are as follows :

Property 1 : E x W Northern side 8.90 Mts. Southern side 9.05 mts. N x S 18 Ft., Totally 161.55 Sq. Mts = 1739 Sq. ft. vacant site with RCC terraced building bearing D.No. M.II 49, S.C. No. situated in town S.NO. 1774/3 , Ward no. 4 , Block no. 29 at Thamarai Nagar, Thiruvannamalai within the boundaries of North : 12 mts Road, South : M.I.G -I Plots, East : M.I.I. 50, West : M.I.I 48.

Property 2 : E x W 13 ft., N x S 23.5 ft. Totally 305.5 Sq ft vacant site with RCC terraced Building NRP Groundnut mill with 37 HP motor bearing Door no. 100 Ward no. 4 Block no. 18, Asst no. 17186 in Sc.No. 371 & 372 at Thiruvannamalai, Khizanchipattu Village in Town S. No. 1038 within the boundaries of North: Vanniar Street lane, South : Applicant's building, East : Aribunisa's building, West : Arungiri Mudhaliar's building.

Item no. 2 :

N x S Western side 29 ft., Eastern side 16 1/2 ft. E x W Northern side 74 1/2 ft., Southern side 77 ft. Totally 1699 Sq.ft vacant2 site with RCC terraced building totally 161.55 sq mts = 1739 Sq. ft. Vacant site with RCC terraced building NRP Ground nut mill with 37 HP Motor bearing D.No. 99 Ward no.4 Block no. 18 Asst. No. 19330 & 19361 Sc.No. 6474 & 6074 Town S. No. 1038/1 at Thiruvannamalai, Khizanchipattu Village within the



boundaries of North: Survey no. 1038/2A, South: Applicants property, East: Potharaja Temple Street, West: Next item.

Item no. 3 :

E x W Northern side 48 1/2 ft., Southern Side 48 feet N x S side 29 ft., Western side 40 ft. Totally 1664 Sq.ft. Vacant site with R.C.C terraced building NRP groundnut mill with 37 HP motor in Ward no. 4 Block no. 18 at Thiruvannmalai, Khizanchipattu Village in Town Survey no. 1038/1 within the boundaries of North : Survey no.1038/2A, South : Survey no. 1037/1, East: Devendra Chettiar's building, West: Udaiyar's land.

Property 3 : E x W 50 ft N x S 30 ft Total 1500 Sqft. vacant site with a R.C.C terraced godown bearing D.No. 13 in S.NO. 1896 in Survey No. 13 and New Survey No. 12/23 at Thiruvannamalai, Khizanchipattu Village North : Plot no. 29, South : Plot no. 27, East: 23 feet Road, West: Plot no. 13.

2. Name of the Account : M/s Sri Vedathri Traders

Equitable mortgage of the following property in the name of Mr G Dinakaran, situated in Samuthiram Village, Thiruvannamalai Reg. Dist Joint-11 Sub-Reg. Land and building with land area admeasuring to 7335 sq ft with built up area of 10,980 sft in Survey no.'s 73/3,75A/1A & 74/3C, Plot no's 25, 26,27,28,29,30 with the following boundaries :

Item No. 1 : Plot no. 25 E x W 45 ft, N x S 30ft Totally 1350 Sq.ft Vacant site with a R.C.C terraced house in the Wet S Nos 73/3, 75/1A & 74/3C within the boundaries of West of 20 ft. Road, East of Plot no. 36, North of Plot no. 24, South of Plot no. 26.

Item No. 2 : Plot no. 26 E x W 45 ft , N x S 30 ft Total 1350 Sq.ft Vacant site with a R.C.C terraced house in the Wet S Nos 73/3, 75/1A & 74/3C West of 20 ft. Road, East of Plot no. 35, North of Plot no. 25, South of Plot no. 27.

Item No. 3 : Plot no. 27 E x W 45 ft. N x S 30 ft Total 1350 Sq.ft Vacant site with a R.C.C terraced house in the Wet S Nos 73/3, 75/1A & 74/3C West of 20 ft. Road, East of Plot no: 34, North of Plot no. 26, South of Plot no. 28.

Item No. 4 : Plot no. 28 E x W 45 ft . N x S 30 ft Total 1350 Sq.ft Vacant site with a R.C.C terraced house in the Wet S Nos 73/3, 75/1A & 74/3C West of 20 ft. Road, East of Plot no. 33, North of Plot no. 27, South of Plot no. 29.

Item No. 5 : Plot no. 29 E x W 45 ft N x S 30 ft Total 1350 Sq.ft Vacant site with a R.C.C terrace house in the Wet S Nos 73/3, 75/1A & 74/3C West of 20 ft. Road, East of Plot no. 32, North of Plot no. 28, South of Plot no. 30.

Item No. 6 : Plot no. 30 E x W 45 ft N x S Western side 10 ft Eastern side 16 Ft ., Totally 585 Sq.Ft . Vacant site with a R.C. C. terraced house in the Wet S Nos 73/3, 75/1A & 74/3C West of 20 ft. Road, East of Plot no. 31, North of Plot no. 29, South of Plot no. 77.

Date and time of e- Auction	10.01.2022 between 10:00 A.M. to 10:30 A.M. for Property 1, 10:30 A.M. to 11:00 A.M. for Property 2, 11:00 A.M. to 11:30 A.M. for Property 3 and 11:30 A.M. to 12:00 Noon for Property 4 with maximum of 3 attempts of five minutes each till sale is completed
Reserve Price	Rs. 90,00,000/- (Rupees Ninety Lakhs Only) for Property 1 Rs. 3,90,00,000/- (Rupees Three Crores and Ninety Lakhs Only) for Property 2 Rs. 36,00,000/- (Rupees Thirty Six Lakhs Only) for Property 3 and Rs. 2,52,00,000/- (Rupees Two Crores and Fifty Two Lakhs Only) for Property 4



Earnest Money Deposit	Rs. 9,00,000/- (Rupees Nine Lakhs Only) for Property 1 Rs. 39,00,000/- (Rupees Thirty Nine Lakhs Only) for Property 2 Rs. 3,60,000/- (Rupees Three Lakhs and Sixty Thousands Only) for Property 3 Rs. 25,20,000/- (Rupees Twenty Five Lakhs and Twenty Thousands Only) for Property 4
EMD Remittance	Deposit through EFT / NEFT / RTGS/DD Transfer in favour of "AXIS BANK LTD" to the credit of A/c.No.799010633007 of SL-Funds In Transit, Axis Bank Ltd, No: 15, Polur Road, Thiruvannamalai – 606601, Branch Code: 799, IFSC Code : UTIB0000799.
Bid Multiplier	Rs. 1,00,000/- for Properties 2 & 4 Rs. 50,000/- for Properties 1 & 3
Inspection of property	29.12.2021 between 11:00 A.M. and 03:00 P.M. for Properties 1 to 4
Submission of online application for bid with EMD	24.12.2021 - 11.00 A.M. onwards for Properties 1 to 4
Last date for submission of online application for bid with EMD	07.01.2022 up to 5.00 P.M. for Properties 1 to 4

Public E-Auction Sale Notice will be published in the "The New Indian Express" and "Dinamani" in Villupuram Editions (Covering Thiruvannamalai) on 24.12.2021.

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 praveen.thevar@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 EFT/NEFT/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 15 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.

Or 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, Javahar Towers, 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. praveen.thevar@auctiontiger.net.

Place: Chennai
Date : 20.12.2021



P. K. Kumar
AUTHORISED OFFICER
AXIS BANK