

By Speed Post with Ack, Due

AXISB/SOUTH/SRC/19-20/207
27.01.2020

To:

1. **Mr. S C Ravichandran,**
S/o. Mr. S Chenniappan,
Proprietor of M/s. Fuchsia Garments,
Registered Office:
S.F.No. 14/12, Near MPS Theatre,
Parappalayam, Mangalam Road,
Tirupur - 641 604.

Also at:

No.2/574, Vadakku Thottam,
Periyandipalayam Piruvu,
Mangalam Road,
Tirupur - 641 687.

Also at:

Old/New No. 150,
Amarjothi A.S Nagar,
Nallur, Tirupur - 641 606.

2. **Mr. S Chenniappan,**
S/o. Mr. Subramaniam,
19A, Dindigul Road,
Old Aayakudi,
Palani - 624 613.
3. **Mrs. R Sumathi,**
W/o. Mr. S C Ravichandran,
Old/New No. 150,
Amarjothi A.S Nagar,
Nallur, Tirupur - 641 606.

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 there under.

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 28.03.2017** calling upon the borrower(s) and / or guarantor(s) to pay the amount mentioned in the notice being **Rs. 5,91,80,119.75 (Rupees Five Crores Ninety One Lakhs Eighty Thousand One Hundred and Nineteen and Paise Seventy Five Only)** being the amount due as on 27.03.2017 (this amount includes interest applied only till 31.12.2016 only) together with future interest, thereon. at the

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contractual rate of interest from 01.01.2017, 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 notices U/s 13(2) and the undersigned had taken possession of the below mentioned property on **08.08.2017** 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. 7,47,30,934.15 (Rupees Seven Crores Forty Seven Lakhs Thirty Thousand Nine Hundred and Thirty Four and Paise Fifteen Only)** being the amount due as on 30.10.2018 (this amount includes interest applied till 30.10.2018 only) with interest from 31.10.2018 with costs, expenses, **within 15days** 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.

DETAILS OF THE IMMOVABLE PROPERTIES

1. **Equitable mortgage of the following site located at S.F.No.141/3A1, 3A2, 3C2, 3B1, 135/2 at site No. 8, 9, 10, 11, 12 & 13 Jeeva Nagar & Surya Plot, Sivasakthi Nagar, Murugampalayam Ring Road, Eduvampalayam, Veerapandi Village, Tirupur Taluk and District.**
Properties standing in the name of Mr. S C Ravichandran, S/o. Mr. S. Chenniappan.

Item: 1 In Tiruppur Registration District, Nallur Sub Registration District, Tiruppur Taluk, Veerapandi Village, S. F. No. 141/3A1, lands measuring 0.775 Hectare @ Rs.1.00, S. F. No. 141/3B1, lands measuring 0.755 @ Rs.1.00, in this lands measuring 7412 Sq.ft., and In S.F. No. 141/3A2, lands measuring 0.005 hectare @ Rs.1.00, In S.F. No. 141/3B2, lands measuring 0.025 hectare @ Rs.1.00, In S.F. No. 141/3C2, lands measuring 0.150 hectare @ Rs.1.00. In this, lands measuring 7368 Sq. ft owned by Meenakchi, thus making the total extent of 14,780 Sq.ft., (34 cents) in this, a layout had been formed and named as "Suriya Plot Sivasakthi Nagar" and as per the said layout plan, the Site No.8, Northern part of lands measuring 4683 Sq.ft., (or) 435.050 Sq.mtr, situated within the following boundaries: North to Southern part of lands in Site No. 8, South to lands in Site No. 9, East to lands in S.F.Nos.141/3A1, 3B1 one part, West to 25 ft wide North – South layout road. In this, Northern side East – West 32 ½ ft., Southern side East – West 33 ft., Eastern side North – South 141 ½ ft., Western side North – South 145 ft., Amidst this, lands measuring 4683 Sq.ft., (or) 435.050 Sq.mtr (as per latest revenue sub-division the above land forms part of S.F.No.141/3B1, lands measuring 0.7550 Hectare in Patta No.1838, S.F.No.141/3B2, lands measuring 0.0250 Hectare in Patta No.2730 & S.F.No.141/3C2, lands measuring 0.1500 Hectare in Patta No.2890) of land along with regular pathway rights and all easements and rights etc.,



Item: 2 In Tiruppur Registration District, Nallur Sub Registration District, Tiruppur Taluk, Veerapandi Village, S. F. No. 141/3A, lands measuring 1.93 acres (or) 0.780 Hectares @ Rs. 1.08, in this, Southern side lands measuring 1.00 acres, in S.F.No.141/3B, lands measuring 1.93 acres (or) 0.780 hectares @ Rs.1.08, in this, Northern side lands measuring 1.00 acres, thus the total extent 2.00 acres, in this, Northern side, in this, Eastern side, lands measuring 14824 Sq.ft., (or) 1377.18 Sq.mtr, situated within the following boundaries:North to property owned by K.Arumugam and others, South to property owned by G. Thandapani, East to North - South pathway, West to property owned by Ravichandaran. Amidst this, Northern side East - West 94 ½, Southern side East - West 94 ½ ft., Eastern side North - South 150 ½ ft., Western side North - south 163 ft., thus making the above extent of 14824 Sq.ft., (or) 1377.18 Sq.mtr (34 cents) (as per latest revenue sub-division the above land forms part of S.F.No.141/3A1, lands measuring 0.7750 Hectare & S.F.No.141/3B1, lands measuring 0.7550 Hectare in Patta No.1838) of land along with regular pathway rights and all easements and rights etc.,

Item: 3 In Tiruppur Registration District, Nallur Sub Registration District, Tiruppur Taluk, Veerapandi Village, S.F No.135 presently S.F.No.135/2, lands measuring 1.16 acres, in this, a layout had been formed and named as "Jeeva Nagar" as per the said layout plan, the Site No.12, lands acquired for ROAD in the Northern side East-West part & Eastern side North-South part, thus the remaining lands measuring 764 Sq.ft., (or) 70.97 Sq.mtr, situated within the following boundaries: North to property owned by S. C. Ravichandaran, South to 25 ft., wide East - West road, East to share of land owned by Muthusamy Muthaliyar, West to 25 ft., wide North - South road.Amidst this, East - West 32 ft., on both sides, North - South 21 ½ ft., Eastern side, North - South 26 ¼ ft., Western side thus making the above extent of 764 Sq.ft., (or) 70.97 Sq.mtr, of land along with regular pathway rights and all easements and rights etc.,(Presently Sub-division no. 135/2C1).

Item: 4 In Tiruppur Registration District, Nallur Sub Registration District, Tiruppur Taluk, Veerapandi Village, S.F.No.141/3A1, lands measuring 0.775 Hectare @ Rs.1.00 & S.F.No.141/3B1, lands measuring 0.755 @ Rs.1.00, in this lands measuring 7412 Sq.ft., and In S.F. No. 141/3A2, lands measuring 0.005 hectare @ Rs.1.00, In S.F. No. 141/3C2, lands measuring 0.150 hectare @ Rs.1.00, In this, lands measuring 7368 Sq.ft., thus making the total extent of 14,780 Sq.ft., (34 cents) in this, a layout had been formed and named as "Suriya Plot Sivasakthi Nagar" and as per the said layout plan, the Site No.9 & 10, forming one part, lands measuring 1950 Sq.ft., (or) 181.155 Sq.mtr., situated within the following boundaries: North to lands in Site No. 8, South to below mentioned lands in Site No. 11, East to one part of lands in S.F.No.141/3A1, West to 25 ft., wide North - South layout road. Amidst this, East - West 32 ½ ft., on both sides, North - South 60 ft., on both sides, thus making the above extent of 1950 Sq.ft., (or) 181.155 Sq.mtr., of land. Further in Site No. 11, lands measuring 967 ½ Sq.ft., (or) 89.880 Sq.mtr., situated within the following boundaries: North to above mention lands in site No.10, South to below mention lands in site No.12, East to one part of lands in S.F.No.141/3A1, West to 25 ft., wide North - South layout road, Amidst this, East - West 32 ft., Northern side, East - West 32 ½ ft., Southern side, North - South 30 ft., on both sides, thus making the above extent of 967 ½ Sq.ft., (or) 89.880 Sq.Mtrs., of land. Further in Site No. 12, lands measuring 640 Sq.ft., (or) 59.456 Sq.mtr., situated within the following boundaries: North to above mention lands in Site No. 11, South to below mention lands in Site No.13, East to one part of lands in S.F.No.141/3A1, West to 25 ft., wide North - South layout road Amidst this, East - West 32 ft., on both sides, North - South 20 ft., on both sides, thus making the above extent of 640 Sq.ft., (or) 59.456 Sq.mtr., of land. Further in Site No.13, lands measuring 596 Sq.ft., (or) 55.368 Sq.mtr., situated within the following boundaries: North to above mention lands in site No. 12, South to property owned by S. C. Ravichandaran, East to one part of lands in S.F.No.141/3A1, West to 25 ft., wide North - South layout road. Amidst this, East - West 32 ft., on both sides, North - South 18 ½ ft., Eastern side, North - South 18 ¾ ft., Western side, thus



making the above extent of 596 Sq.ft., (or) 55.368 Sq.mtr., of land. Thus the five sites total extent of 4153 ½ Sq. ft., (or) 385.86 Sq.mtr., of land along with regular pathway rights and all easements and rights etc., (As per property situated in S. F. Nos. 141/3A1, 3A2, 3C2).

Item: 5 In Tiruppur Registration District, Nallur Sub Registration District, Tiruppur Taluk, Veerapandi Village, S. F. No. 141/3A, lands measuring 1.93 acres (or) 0.780 Hectares @ Rs.1.08, in this, Southern side lands measuring 1.00 acres, in S.F.No.141/3B, lands measuring 1.93 acres (or) 0.780 hectares @ Rs.1.08, in this, Northern side lands measuring 1.00 acres, thus the total extent 2.00 acres, in this, lands in the Northern side, in this, lands in the Eastern side, lands measuring 14841 ¼ Sq.ft., (or) 1378.78 Sq.mtr., situated within the following boundaries: North to property owned by S. C. Ravichandran, South to 25 ft., wide East - West pathway, East to 25 ft., wide North - South pathway, West to property owned by S. C. Ravichandran. Amidst this, Northern side East - West 97 ft., Southern side East - West 94 ½ ft., Eastern side North - South 149 ½ ft., Western side North - South 160 ½ ft., thus making the above extent of 14841 ¼ Sq.ft., (or) 1378.78 Sq.mtr., (as per latest revenue sub-division the above land forms part of S.F.No.141/3A1, lands measuring 0.7750 Hectare & S.F.No.141/3B1, lands measuring 0.7550 Hectare in Patta No.1838) of land along with regular pathway rights and all easements and rights etc.,

Item: 6 In Tiruppur Registration District, Nallur Sub Registration District, Tiruppur Taluk, Veerapandi Village, S.F.No.141/3A1, lands measuring 0.775 Hectare @ Rs.1.00, S.F.No. 141/3B1, lands measuring 0.755 @ Rs.1.00, in this lands measuring 7412 Sq.ft., and In S.F. No. 141/3A2, lands measuring 0.005 hectare @ Rs.1.00, In S.F. No. 141/3B2, lands measuring 0.025 hectare @ Rs.1.00, In S.F. No. 141/3C2, lands measuring 0.150 hectare @ Rs.1.00.

In this, lands measuring 7368 Sq.ft., thus making the total extent of 14,780 Sq.ft., (34 cents) in this, a layout had been formed and named as "Suriya Plot Sivasakthi Nagar" and as per the said layout plan, the lands bearing Site No.8, Southern part of lands measuring 1122 Sq.ft., (or) 104.23 Sq.mtr., situated within the following boundaries: North to lands in Site No.7, South to Northern part of lands retained by S. C. Ravichandran in Site No. 8, East to lands in S.F.Nos.141/3A1, 3B1 one part, West to 25 ft., wide North - South layout road.

In this, East - West 33 ft., on both sides, North - South 34 ft., on both sides, thus making the above extent of 1122 Sq.ft., (or) 104.23 Sq.mtr., (as per latest revenue sub-division the above land forms part of S.F.No.141/3B1, lands measuring 0.7550 Hectare in Patta No. 1838, S.F.No.141/3B2, lands measuring 0.0250 Hectare in Patta No.2730 & S.F.No.141/3C2, lands measuring 0.1500 Hectare in Patta No.2890) of land along with regular pathway rights and all easements and rights etc.,

2. **Equitable mortgage of the following property standing in the name of Mr. S C Ravichandran, S/o. Mr. S. Chenniappan located at S.F.No.662, Site no.150, 151 & 152, Door No.44/3 (new), Amarjothi A.S.Nagar, Kangeyam Road, Nallur Village, Tirupur Taluk & District.**

Item: 1 In Tiruppur Registration District, Nallur Sub Registration District, Tiruppur Taluk, Nallur Village, S.F.No.662, lands measuring 12.72 acres (or) 5.147 Hectares @ Rs. 7.12, in this, as per layout plan site Nos. 150 and 151 lands measuring 5600 Sq.ft., (or) 520.24 Sq.mtr., situated within the following boundaries: North to site No.149, South to site No.152, East to S.F.No.671 and West to 30 ft., width north south layout road. Amidst this, both on the north and south, east to west 70 ft., both on the east and west, north to south 80 ft., thus making the above extent of 5600 Sq.ft., (or) 520.24 Sq.mtr., 1/4th undivided share (i.e) 1400 Sq.ft., of land and residential flat bearing Door No.44/3 comprising of constructed area of 1427.25 sq.ft., in northern block in 1st floor, along with buildings, superstructures, etc., Assessment No.45006086, Water connection



No.40012807, E. B. Service connection No.3663 & 03-207-005-3341, with wirings, deposits, fittings, and all appurtenances, regular pathway rights and all easements and rights etc.,

Item: 2 In Tirupur Registration District, in Nallur Sub Registration District, in Tirupur Taluk, in Nallur village in S.F.No.662, lands measuring 12.72 acres @ Rs. 7.12, in this, as per layout plan site No.152, lands measuring 2800 Sq.ft., (or) 260.12 Sq.mtr., situated within the following boundaries:- North to site No.151 owned by S.C. Ravichandran and 3 others South to site No.153, East to S.F.No.671 and West to 30 ft., width north south layout road. Amidst this, both on the north and south east to west 70 ft., both on the east and west North to south 40 ft., thus making the above extent of 2800 Sq.ft., (or) 260.12 Sq.mtr., common undivided 1/4th share i.e. 700 Sq.ft., of vacant land to be utilized as common parking area, play area and Garden area together with the right to use the layout roads and usual pathway rights pertaining to the aforesaid land.

Date and time of e-Auction	19.02.2020 between 10:30 A.M. to 11:00 A.M. for Property 1 and 11:00 A.M. to 11:30 A.M. for Property 2 with maximum of 3 attempts of five minutes each till sale is completed.
Reserve Price	Rs. 1,62,00,000/- (Rupees One Crore and Sixty Two Lakhs Only) – Property 1 Rs. 45,00,000/- (Rupees Forty Five Lakhs Only) – Property 2
Earnest Money Deposit	Rs. 16,20,000/- (Rupees Sixteen Lakhs and Twenty Thousand Only) – Property 1 Rs. 4,50,000/- (Rupees Four Lakhs and Fifty Thousand Only) – Property 2
EMD Remittance	Deposit through EFT / NEFT / RTGS / DD Transfer in favour of "AXIS BANK LTD" to the credit of A/c.No.210010633007 of SL-Funds In Transit , Axis Bank Ltd, S & S Arcade, Block No: 33, 10-1 Sree Kannapiran Colony, B S Sundaram Road, Uthukuli Road, Tirupur – 641 601, Branch Code: 210, IFSC Code : UTIB0000210
Bid Multiplier	Rs. 1,00,000/- for Property 1 Rs. 1,00,000/- for Property 2
Inspection of property	05.02.2020 for Property 1 to 2 between 11:00 A.M. and 03:00 P.M.
Submission of online application for bid with EMD	30.01.2020 - 11.00 A.M. onwards for Properties 1 to 2.
Last date for submission of online application for bid with EMD	18.02.2020 up to 5.00 P.M. for Properties 1 to 2.

Public E-Auction Sale Notice will be published in the **"The New Indian Express"** and **"Dinamani"** in **Tiruppur Editions** on **30.01.2020**.



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 EFT/NEFT/RTGS/DD to the bank account details provided by them in the bid form and intimated via their email id.
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 is also taken as 15 days' notice to the borrowers /guarantors/mortgagors.
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 or 044-6137 1101, 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: 27.01.2020




AUTHORISED OFFICER
AXIS BANK