

Ref No: AXIS/SRC/2019-20/43
21.05.2019

To:

1. Name of the Account : M/s Manam Agri Impex

Mr. R P Mohan, S/o. Mr. Ramasamy Palanivel Gounder, Proprietor of M/s. Manam Agri Impex, Registered Office: Thandarai Village, Bennangur Post, Hosur (VIA), Denkanikotta, Krishnagiri - 635 107 **Also at:** No-27/9C Shanthi Nagar, 3rd Cross, Krishnagiri, Dharmapuri - 635 001 **2. Mrs. Gunawathee Mohan, W/o. Mr. R P Mohan,** No-27/9C Shanthi Nagar, 3rd Cross, Krishnagiri, Dharmapuri - 635 001 **3. Mr. Anandraj Mohan, S/o. Mr. R P Mohan,** No-27/9C Shanthi Nagar, 3rd Cross, Krishnagiri, Dharmapuri - 635 001 **4. M/s. Manam Fruit Products Pvt. Ltd,** Registered Office: 289 & 290, Thandarai Village, Benanangur, Denkanikottai Taluk, Krishnagiri - 635 107.

2. Name of the Account : M/s Manam Agro Concentrate

Mrs. Gunawathee Mohan, W/o. Mr. R P Mohan, Proprietrix of M/s. Manam Agro Concentrate, Registered Office: Thandarai Village, Bennangur Post, Hosur (VIA), Denkanikotta, Krishnagiri - 635 107 **Also at:** No-27/9C Shanthi Nagar, 3rd Cross, Krishnagiri, Dharmapuri - 635 001 **2. Mr. R P Mohan, S/o. Mr. Ramasamy Palanivel Gounder,** No-27/9C Shanthi Nagar, 3rd Cross, Krishnagiri, Dharmapuri - 635 001 **3. Mr. Anandraj Mohan, S/o. Mr. R P Mohan,** No-27/9C Shanthi Nagar, 3rd Cross, Krishnagiri, Dharmapuri - 635 001 **4. M/s. Manam Fruit Products Pvt. Ltd,** Registered Office: 289 & 290, Thandarai Village, Benanangur, Denkanikottai Taluk, Krishnagiri - 635 107.

3. Name of the Account : M/s Manam Fruit Products Private Limited.

M/s. Manam Fruit Products Private Limited, Registered Office: Thandarai Village, Bennangur Post, Hosur (VIA), Denkanikotta, Krishnagiri - 635 107. **2. Mr. R P Mohan, S/o. Mr. Ramasamy Palanivel Gounder,** No-27/9C Shanthi Nagar, 3rd Cross, Krishnagiri, Dharmapuri - 635 001 **2. Mrs. Gunawathee Mohan, W/o. Mr. R P Mohan,** No-27/9C Shanthi Nagar, 3rd Cross, Krishnagiri, Dharmapuri - 635 001 **3. Mr. Anandraj Mohan, S/o. Mr. R P Mohan,** No-27/9C Shanthi Nagar, 3rd Cross, Krishnagiri, Dharmapuri - 635 001.

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

1. Name of the account : M/s Manam Agri Impex

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 14.03.2017** calling upon the borrower(s) and / or guarantor(s) to pay the amount mentioned in the notice being **Rs. 54,49,402.32 (Rupees Fifty Four Lakhs Forty Nine Thousand Four Hundred and Two and Paise Thirty Two only)** being the amount due as on 13.03.2017 (this amount includes interest applied only till 31.12.2016 only) together with future interest, thereon at the 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 and the same has been published in **The New Indian Express** and **Dinamani** in **Dharmapuri Editions** (Covering Hosur and Krishnagiri District) on **12.04.2017**.



AXIS BANK LTD.
Southern Recovery Cell
1st Floor,
New No.3, Old No.2
Club House Road
Anna Salai, Chennai- 600 002.



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 **29.08.2017** 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 and the same has been published in The New Indian Express and Dinamani (Dharmapuri Editions) on 31.08.2017.

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. 64,31,466.04 (Rupees Sixty Four Lakhs Thirty One Thousand Four Hundred and Sixty Six and Paise Four Only)** being the amount due as on 16.05.2019 (this amount includes interest applied till 16.05.2019 only) with interest from 17.05.2019 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.

2. Name of the account : M/s Manam Agro Concentrate

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 14.03.2017** calling upon the borrower(s) and / or guarantor(s) to pay the amount mentioned in the notice being **Rs. 4,44,26,222.75 (Rupees Four Crores Forty Four Lakhs Twenty Six Thousand Two Hundred and Twenty Two and Paise Seventy Five only)** being the amount due as on 13.03.2017 (this amount includes interest applied only till 31.12.2016 only) together with future interest, thereon at the 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 and the same has been published in **The New Indian Express** and **Dinamani** in **Dharmapuri Editions** (Covering Hosur and Krishnagiri District) on **12.04.2017**.

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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. 5,93,06,160.22 (Rupees Five Crores Ninety Three Lakhs Six Thousand One Hundred and Sixty and Paise Twenty Two Only)** being the amount due as on 16.05.2019 (this amount includes interest applied till 16.05.2019 only) with interest from 17.05.2019 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.

3. Name of the account : M/s Manam Fruit Products Private Limited.

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 14.03.2017** calling upon the borrower(s) and / or guarantor(s) to pay the amount mentioned in the notice being **Rs. 5,24,38,359.16 (Rupees Five Crores Twenty Four Lakhs Thirty Eight Thousand Three**



Hundred and Fifty Nine and Paise Sixteen only) being the amount due as on 13.03.2017 (this amount includes interest applied only till 31.12.2016 only) together with future interest, thereon at the 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 and the same has been published in **The New Indian Express** and **Dinamani** in **Dharmapuri Editions** (Covering Hosur and Krishnagiri District) on **12.04.2017**.

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 **29.08.2017** 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 and the same has been published in The New Indian Express and Dinamani (Dharmapuri Editions) on 31.08.2017.

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. 6,28,63,992.30 (Rupees Six Crores Twenty Eight Lakhs Sixty Three Thousand Nine Hundred and Ninety Two and Paise Thirty Only)** being the amount due as on 16.05.2019 (this amount includes interest applied till 16.05.2019 only) with interest from 17.05.2019 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. Please note that expenses pertaining to demand notice, taking possession, valuation and sale etc, shall be first deducted from the sale proceeds, which may be realized by the undersigned and the balance of sale proceeds, will be appropriated towards your liability aforesaid. You are at liberty to participate in the E-Auction to be held or may bring suitable buyers on the terms and conditions. Please look for the sale advertisement that will appear in the newspapers in English and Tamil in due course.

DESCRIPTION OF THE IMMOVABLE ASSETS

1. **Equitable mortgage of the property in the name of Mrs. Gunawathe, W/o. Mr. M R Mohan, located at Sy.no.3/1A, Akkalapuram Kothepettah Village, Adjacent to Krishnagiri Collector Office, Near Tollgate & NH 7 Road, Krishnagiri Union Taluk & District - 635 001.**

In Akkalapuram Kothepettah Village of Krishnagiri Taluk and attached to Krishnagiri Joint I SRO and Krishnagiri Registration District of Krishnagiri District at Survey No. 3/1A, Dry. Ext.Ac.3.42 cents with 100 Mango trees thereon, and all situated within the following boundaries: East : Survey No.3, West : Byanapalli village limit, North : Land belonging to Mornahalli S/o.Koosan, South : Survey No.16. (Now the above property is further sub divided as new sub division Survey No.3/1A1B and New sub division Survey No.3/1A2).

2. **Equitable mortgage of the properties in the name of Mrs. Gunawathe, W/o. Mr. M R Mohan, located at Sy.no.16/6 & 16/9 Akkalapuram Kothepettah Village, Adjacent to Krishnagiri Collector Office, Near Tollgate & NH 7 Road, Krishnagiri Union Taluk & District - 635 001.**

In Akkalapuram Kothepettah Village of Krishnagiri Taluk and attached to Krishnagiri Joint I SRO and Krishnagiri Registration District of Krishnagiri District at Survey No.16/6, Dry. Ext.Ac.1.18 cents, Asst. Rs.0.66 np. and Survey No.16/9, Dry. Ext.Ac. 0.17 cents, (0.07.0 Hec) Asst. Rs.0.18 np. Totally admeasuring 1.35 acres and bounded by: East : Mohan Land, West : Mohan Land, North : Mohan Land, South : Bangalore Road



3. **Equitable mortgage of the properties in the name of Mr. R P Mohan, S/o. Mr. Ramasamy Palanivel Gounder, located at Sy.no.1, New Sy.no.1/2, Akkalapuram Kothepettah Village, Adjacent to Krishnagiri Collector Office, Near Tollgate & NH 7 Road, Krishnagiri Union Taluk & District - 635 001.**
In Akkalapuram Kothepettah Village of Krishnagiri Taluk and attached to Joint I SRO and Krishnagiri Registration District of Krishnagiri District at Survey No.1, Dry. Ext. Hec.4.49.0, out of this an extent of Ac.1.60 cents and situated within the following boundaries: East : Property of Krishnan and others in Survey No.5/1, West : Properties of Krishnan and others, North : Kalukuruki Village Limit, South : Land of Goosan in Survey No.4 and Konan Guttai, (The above land is further sub divided as new sub division Survey No.1/2).
4. **Equitable mortgage of the properties in the name of Mr. R P Mohan, S/o. Mr. Ramasamy Palanivel Gounder, located at Sy.no.2, New Sy.no.2/2, Akkalapuram Kothepettah Village, Adjacent to Krishnagiri Collector Office, Near Tollgate & NH 7 Road, Krishnagiri Union Taluk & District - 635 001.**
In Akkalapuram Kothepettah Village of Krishnagiri Taluk and attached to Krishnagiri Sub Registration District and Krishnagiri Registration District of Krishnagiri District at Survey No.2, Dry. Ext. Hec.2.47.5, Asst. Rs.3.42 np., out of this an extent of Ac.3.11 cents, out of this an extent of Ac.3.09 cents and situated within the following boundaries: East : Land of Goosan, West : Land of K.R.Krishnan and others, North : Land of K.R.Krishnan and Mohan, South : Land of Goosan, (The above land is further sub divided as new sub division Survey No.2/2).
5. **Equitable mortgage of the properties in the name of Mr. Anandraj Mohan, S/o. Mr. R P Mohan, located at Sy.no.16, New Sy.no.16/8, Akkalapuram Kothepettah Village, Adjacent to Krishnagiri Collector Office, Near Tollgate & NH 7 Road, Krishnagiri Union Taluk & District - 635 001.**
In Akkalapuram Kothepettah Village of Krishnagiri Taluk and attached to Krishnagiri Joint I SRO and Krishnagiri Registration District of Krishnagiri District at Survey No.16, Dry. Ext. Hec.7.96.0, out of this an extent of Hec.039.5 (in Ac. 0.98 cents) and situated within the following boundaries: East : Land belonging to Sajjan Rao, West : Alcho Wines and Poramboke land, North : Kuttai and Parai poromboke, South : Bangalore Road, (The above land is further sub divided as new sub division Survey No.16/8).
6. **Equitable mortgage of the properties in the name of Mrs. Gunawathee, W/o. Mr. M R Mohan, located at Sy.no.308, New SDS no. 308/2, Sy.no. 309, New SDS no. 309/2, Thandarai Village, Denakanikotta to Hosur High Way Road, Opp. Manam Fruit Company, Denakanikotta Taluk, Krishnagiri District.**
In Thandarai Village, Denkanikotta Taluk and Sub-Registration District attached to Krishnagiri Registration District Land bearing in Survey No. 308 Now New Sub Division No. 308/2, Dry Extent in Hectare 0.43.5 Asst. Rs. 1.21 in Ac. 1.07 Cents full extent and Survey No. 309 Now New Sub Division Sy No. 309/2, Dry extent in Hectare 0.44.0, Asst Rs. 0.48 in Ac. 1.08 Cents full extent, both totally admeasuring an extent of Ac. 2.15 Cents bounded by: East : Road, West : S. No. 309/1 Land, North : Private Property, South : Panchayat Road. Within these boundaries an above extent of Ac. 2.15 cents. The property comes under Thandarai Panchayat, Thally Union Council limits.

Note: The above securities are common collaterals for our Bank's exposure on M/s Manam Agri Impex, M/s. Manam Agro Concentrate & M/s. Manam Fruit Products Pvt. Ltd.

Date and time of e- Auction	10.06.2019 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, 11:30 A.M. to 12:00 Noon for Property 4, 12:00 Noon to 12:30 P.M. for Property 5, 12:30 P.M. to 1:00 P.M. for Property 6, with maximum of 3 attempts of five minutes each till sale is completed.
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Reserve Price	1. Rs. 7,11,00,000/- (Rupees Seven Crores Eleven Lakhs Only) – Property 1 2. Rs. 2,07,00,000/- (Rupees Two Crores Seven Lakhs Only) – Property 2 3. Rs. 1,98,00,000/- (Rupees One Crore Ninety Eight Lakhs Only) – Property 3 4. Rs. 2,79,00,000/- (Rupees Two Crores Seventy Nine Lakhs Only) – Property 4 5. Rs. 95,00,000/- (Rupees Ninety Five Lakhs Only) – Property 5 6. Rs. 68,00,000/- (Rupees Sixty Eight Lakhs Only) – Property 6
Earnest Money Deposit	1. Rs. 71,10,000/- (Rupees Seventy One Lakhs Ten Thousand Only) – Property 1 2. Rs. 20,70,000/- (Rupees Twenty lakhs Seventy Thousand Only) – Property 2 3. Rs. 19,80,000/- (Rupees Nineteen Lakhs Eighty Thousand Only) – Property 3 4. Rs. 27,90,000/- (Rupees Twenty Seven Lakhs Ninety Thousand Only) – Property 4 5. Rs. 9,50,000/- (Rupees Nine Lakhs Fifty Thousand Only) – Property 5 6. Rs. 6,80,000/- (Rupees Six Lakhs Eighty Thousand Only) – Property 6
EMD Remittance	Deposit through EFT / NEFT / RTGS/DD Transfer in favour of "AXIS BANK LTD" to the credit of A/c.No. 535010633007 of SL-Funds In Transit , Axis Bank Ltd, Hosur Branch, Palaniappa Building, 10-77-28- Bye Pass Road, Hosur – 635109 Branch Code: 535 : IFSC Code : UTIB0000535
Bid Multiplier	Rs. 1,00,000/- for properties 1 to 4 Rs. 50,000/- for properties 5 and 6
Inspection of property	31.05.2019 between 11:00 A.M. and 03:00 P.M. for properties 1 to 6
Submission of online application for bid with EMD	23.05.2019 - 11.00 A.M. onwards for properties 1 to 6
Last date for submission of online application for bid with EMD	07.06.2019 up to 5.00 P.M. for properties 1 to 6

Public E-Auction Sale Notice will be published in **"The New Indian Express" (English Version)** and **"Dinamani" (Tamil Version) – Dharmapuri Editions** (Covering Hosur & Krishnagiri) on **23.05.2019**.

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. +91 90030 76859/044-6137 1110/1101, Axis Bank Ltd, Southern Recovery Cell, Javahar Towers, 1st Floor, New No. 3, Old No. 2, Clubhouse Road, Anna Salai, Chennai – 600 002 or 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: 21.05.2019



[Signature]
AUTHORISED OFFICER
AXIS BANK