By Speed Post with Ack. Due

AXISB/ SOUTH/ SAG/ 2022-23/ 69
05.11.2022

To:

1. Name of the Account : M/s. Jegavarnam Enterprises

(1).M/s. Jegavarnam Enterprises, Registered Office: Varsha 1 & 2, Vasudhara, Agrini Enclave, Andalpuram, Madurai – 625 003, **(2). Mr. J. Ramasamy,** S/o Mr. Jaganathan, Flat No: C4, Agrini, Sector 4, Plot No.4, TPK Road, Madurai – 625 003, **(3). Mrs. R. Vijayalakshmi,** W/o. Mr.J. Ramasamy, 28-3P Sector 3H, Varaprasadha Vasudhara, Agrini, Madurai – 625 003, **Also at :** Flat No: C4, Agrini Sector 4, Plot No : 4, TPK Road, Madurai – 625 003, **(4). Mrs. R. Sangavi,** D/o. Mr. J. Ramasamy, Srinithi C-4, Agrini Apartment, Andalpuram, Madurai – 625 003, **(5). Ms. R. Parkavi,** D/o. Mr.J. Ramasamy, Srinithi C-4, Agrini Apartment, Andalpuram, Madurai – 625 003.

2. Name of the Account : M/s. Ram Vijay Agencies.

(1). M/s. Ram Vijay Agencies, Registered Office: Varsha 1 & 2, Vasudhara, Agrini Enclave, Andalpuram, Madurai – 625 003, **(2). Mrs. R. Vijayalakshmi,** W/o. Mr. J. Ramasamy, 28-3P Sector 3H, Varaprasadha Vasudhara, Agrini, Madurai – 625 003, **Also at :** Flat No: C4, Agrini Sector 4, Plot No : 4, TPK Road, Madurai – 625 003, **(3). Mr. J. Ramasamy,** S/o Mr.Jaganathan, Flat No: C4, Agrini, Sector 4, Plot No: 4, TPK Road, Madurai – 625 003, **(4). Mrs.R. Sangavi,** D/o. Mr. J. Ramasamy, Srinithi C-4, Agrini Apartment, Andalpuram, Madurai – 625 003, **(5). Ms. R. Parkavi,** D/o. Mr. J. Ramasamy, Srinithi C-4, Agrini Apartment, Andalpuram, Madurai – 625 003.

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 Jegavarnam Enterprises.

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 23.01.2020** calling upon the borrower(s) and / or guarantor(s) to pay the amount mentioned in the notice being **Rs. 6,68,57,807.13/- (Rupees Six Crores Sixty Eight Lakhs Fifty Seven Thousands Eight Hundred and Seven and Paise Thirteen Only)** being the amount due as on 31.12.2019 (Interest applied only upto 31.12.2019) only) together with future interest thereon at the contractual rate of interest from 01.01.2020, costs and other

AXIS BANK LTD. 1 St Floor New No.3, Old No.2 Club House Road Anna Salai Chennai-2 STRUCTURED ASSETS GROUP

Structured Assets Group (South), Axis House, 1st Floor, No:3, Club House Road,
Anna Salai Chennai, 600002 Chennai . Tamil Nadu . India 600002
REGISTERED OFFICE : "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

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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 **09.03.2021** 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 **Rs.9,78,44,607.13/-(Rupees Nine Crores Seventy Eight Lacs Forty Four Thousand Six Hundred and Seven and Paise Thirteen Only)** being the amount due as on 31.08.2022 (this amount includes interest applied till 31.08.2022 only) with interest from 01.09.2022 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.

2. Name of the Account : M/s. . Ram Vijay Agencies

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 23.01.2020** calling upon the borrower(s) and / or guarantor(s) to pay the amount mentioned in the notice being **Rs. 5,41,60,150.93/- (Rupees Five Crores Forty One Lakhs Sixty Thousands One Hundred and Fifty and Paise Ninety Three Only)** being the amount due as on 31.12.2019 (Interest applied only upto 31.12.2019) together with future interest, thereon at the contractual rate of interest from 01.01.2020, 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 **09.03.2021** 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 **Rs.7,41,01,485.93/-(Rupees Seven Crores Forty One Lacs One Thousand Four Hundred and Eighty Five and Paise Ninety Three Only)** being the amount due as on 31.08.2022 (this amount includes interest applied till 31.08.2022 only) with interest from 01.09.2022 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

AXIS BANK LTD. STRUCTURED ASSETS GROUP 1 St Floor New No 3, Old No 2 Club House Road Anna Salai Chennai-2 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. Please look for the sale advertisement that will appear in the newspapers in English and Tamil in due course.

DETAILS OF THE IMMOVABLE PROPERTIES

Equitable mortgage of the property in the name of Mrs. R Parkavi, Mrs. R. Sangavi , Mr. J. Ramasamy & Mrs. R Vijayalakshmi :

Item No. 1 : Property of Mrs. R. Parkavi

In Madurai District , Madurai IV Join Sub registration District , Madurai South Taluk Madakulam Village , land in R.S.No.28/3 Part measuring 17 cents equal to 7440 sq.ft of land in total , located in Vasudhara Group Housing Project, in Sector III-H . In that Varsha building, Door No. H01, on the Northern side 2nd portion measuring 1860 sq.ft house situated within the following boundaries North : Property of Sangavi East : Access way South : Property of Vijayalakshmi
West : Access way and the site in Sector V-A . The property is now situated within Madurai City Municipal Corporation limits together with electric, water connections, all rights, easements and affixtures etc., Property Tax Assessment No. 37178 , Door No. H01-Varsha, Tirupparankundam Road, Visalam, Madurai.

Item No.2 : Property of Mrs. R. Sangavi:

In Madurai District , Madurai IV Join Sub Registration District, Madurai South Taluk , Madakulam Village, land in R.S.No. 28/3 Part measuring 17 centers equal to 7440 sq.ft. of land in total, located in Vasudhara Group Housing Project, in Sector III-H . In that Varsha building, Door no. H01, on the Northern portion measuring 1860 Sq.ft house situated within the following boundaries. North : Access way, Sector V & VI house site East : Access way South : Property of R. Parkavi West : Access way and the site in Sector V-A. The property is now situated within Madurai City Municipal Corporation limits together with electric, water connections, all rights, easements and affixtures etc., Property Tax Assessment No. 37178 , Door No. H01-Varsha, Tirupparankundam Road, Visalam, Madurai.

Item No.3 : Property of Mrs. R. Vijayalakshmi:

In Madurai District Madurai IV Joint Sub Registration District Madurai South Taluk, Madakulam Village , land in R.S.NO.28/3 Part measuring 17 cents equal to 7440 Sq.ft. of land in total, located in Vasudhara Group Housing Project, in Sector III-H In that Varsha building , Door No.H01, on the Northern side 3rd portion measuring 1860 Sq.ft house situated within the following boundaries: North : Property of R. Parkkavi East : Access way South : Property of Ramasamy West : Access way and the site in Sector V-A.The property is now situated within Madurai City Municipal limits together with electric water connections, all rights easement and affixtures etc., Property Tax Assessment No. 371718 , Door No. H01 – Varsha , Tirupparankumdram Road, Viasalam, Madurai.

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Item No. 4 : Property of Mr. J. Ramasamy :

In Madurai District Madurai IV Joint Sub Registration District Madurai South Taluk, Madakulam Village , land in R.S.NO.28/3 Part measuring 17 cents equal to 7440 sq.ft. of land in total, located in Vasudhara Group Housing Project, in Sector III-H . In that Varsha building , Door No.H01, on the Southern side portion measuring 1860 Sq.ft house situated within the following boundaries: North : Property of Vijayalakshmi East : Access way South : Property of Ramasamy West : Access way and the site in Sector V-A.

The property is now situated within Madurai City Municipal limits together with electric water connections, all rights easement and affixtures etc., Property Tax Assessment No. 371718 , Door No. H01 – Varsha , Tirupparankumdram Road, Visalam, Madurai.

Note: The above property is common collateral for the facilities granted to M/s.Ram Vijay Agencies and M/s Jegavarnam Enterprises.

Date and time of e-Auction	**12.12.2022** between **11:00 A.M. to 11:30 A.M.** with maximum of 3 attempts of five minutes till sale is completed.
Reserve Price	**Rs. 7,00,00,000 /- (Rupees Seven Crores Only)**
Earnest Money Deposit	**Rs. 70,00,000 /- (Rupees Seventy Lakhs Only)**
EMD Remittance	Deposit through EFT / NEFT / RTGS/DD Transfer in favour of **"AXIS BANK LTD"** to the credit of **A/c.No.1165010633007** of **SL-Funds In Transit**, Axis Bank Ltd, No. Corporate Banking Branch, New No. 3, Old No. 2, Clubhouse Road, Anna Salai, Chennai – 600 002 Branch Code: 1165 : **IFS Code : UTIB0001165.**
Bid Multiplier	**Rs. 2,50,000/-**
Inspection of property	**16.11.2022** between 11:00 A.M. and 03:00 P.M.
Submission of online application for bid with EMD	**10.11.2022 - 11.00 A.M.** onwards
Last date for submission of online application for bid with EMD	**09.12.2022 upto 5.00 P.M.**

Public E-Auction Sale Notice will be published in the **"The New Indian Express"** and **"Dinamani"** in **Madurai Editions** on **09.11.2022.**

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.

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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.
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.

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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.

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 or at 72006 70007. For e-auction services please contact the Bank's approved service provider M/s. e-Procurement Technologies Limited, through email. praveen.thevar@auctiontiger.net.

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Place: Chennai
Date : 05.11.2022

AUTHORISED OFFICER
AXIS BANK