

Ref No: AXIS/SRC/2019-20/65
12.07.2019

To:

1. Name of the Account : M/s. Siva Agencies.,

1. **Mr. L Janaki Raman, S/o. Mr. Lingesan, Proprietor of M/s. Siva Agencies,** No.8/1, Nandheeswarar Avenue, Karpagambal Nagar, Nandhivaram, Guduvancherry - 603 202 **Also at:** No. 46, Nandheeswarar Avenue, Karpagambal Nagar, Nandhivaram, Guduvancherry - 603 202. **2. Mr. P Lingesan, S/o Mr. Pechimuthu,** No. 8, Nandheeswarar Avenue, Karpagambal Nagar, Nandhivaram, Guduvancherry - 603 202. **3. Mr. L Kannan, S/o. Mr. P Lingesan,** Shop Site No.A, Nambi Street, VGN Mahalakshmi Nagar, Perumal Agaram, Thiruverkadu, Ayappakkam, Chennai - 600 077. **4. M/s. Sivaraman & Co.,** No.8/1, Nandheeswarar Avenue, Karpagambal Nagar, Nandhivaram, Guduvancherry - 603 202.

2. Name of the Account : M/s Sivaraman & Co.

1. **M/s. Sivaraman & Co.,** No.8/1, Nandheeswarar Avenue, Karpagambal Nagar, Nandhivaram, Guduvancherry - 603 202 **2. Mr. P Lingesan, S/o. Mr. Pechimuthu,** No. 8, Nandheeswarar Avenue, Karpagambal Nagar, Nandhivaram, Guduvancherry - 603 202 **3. Mr. L Janaki Raman, S/o. Mr. Lingesan,** No. 46, Nandheeswarar Avenue, Karpagambal Nagar, Nandhivaram, Guduvancherry - 603 202.

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. Siva 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 05.06.2017** calling upon the borrower(s) and / or guarantor(s) to pay the amount mentioned in the notice being **Rs. 1,66,13,048.85 (Rupees One Crore Sixty Six Lakhs Thirteen Thousand and Forty Eight and Paise Eighty Five only)** being the amount due as on 03.06.2017 (this amount includes interest applied only till 31.03.2017 only) together with future interest, thereon at the contractual rate of interest from 01.04.2017, 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 - Chennai Editions** on **18.06.2017**.

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 **06.09.2017** 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. 1,87,22,116.85 (Rupees One Crore Eighty Seven Lakhs Twenty Two Thousand One Hundred and Sixteen and Paise Eighty Five Only)** being the amount due as on 30.06.2019 (this amount includes interest applied till 30.06.2019 only) with interest from 01.07.2019 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. Sivaraman & Co

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 05.06.2017** calling upon the borrower(s) and / or guarantor(s) to pay the amount mentioned in the notice being dues **Rs. 3,67,66,336.22 (Rupees Three Crores Sixty Seven lakhs Sixty Six Thousand Three Hundred and Thirty Six and Paise Twenty Two only)** being the amount due as on 03.06.2017 (this amount includes interest applied till 31.03.2017 only) together with future interest, thereon at the contractual rate of interest from 01.04.2017, 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 **06.09.2017** 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. 4,80,89,469.22 (Rupees Four Crores Eighty Lakhs Eighty Nine Thousand Four Hundred and Sixty Nine and Paise Twenty Two Only)** being the amount due as on 30.06.2019 (this amount includes interest applied till 30.06.2019 only) with interest from 01.07.2019 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

Name of the Account : M/s. Siva Agencies

1. **Equitable mortgage of the following property standing in the name of Mr. P Lingesan, S/o. Mr. Pechimuthu, located at Plot No. 8, New Door No. 1, S.No.287/5 & 288/1A, Nandeewarar Avenue, No.6, Karpagambal Nagar, Nandhivaram Village, Chengalpet Taluk, Guduvancherry, Kacheepuram District - 603 202.**

All that piece and parcel land and building, Plot No.8, Nandeewarar Avenue, No.6, Nandivaram Village, Chengalpet Taluk, Kancheepuram District, comprised in S.Nos.287/5 and 288/1A, as Per Patta No.2536 as per Patta S.No.288/8, measuring 4487 sq.ft., and bounded on the North by : Park and 30 feet Road, South by : Vacant Land and Building, East by : Plot No.7 and 30 feet Road, and West by : Vacant Land. Measuring North to South on the Eastern side : 35 feet and 15'3 inches, North to South on the Western side : 53 feet 6 inches, East to West on the Northern side : 62 feet and 6 inches + 22 feet 3 inches, East to West on the Southern side :



49 feet and 40 feet. Totally measuring 4487 sq.ft., situated within the Registration District of Chennai South and Sub Registration District of Guduvanchery.

SI No : 1 Property is common collateral for M/s Siva Agencies & M/s Sivaraman & Co.

2. **Equitable mortgage of the following property standing in the name of Mr. L Kannan, S/o. Mr. P Lingesan, located at Plot No. 72, in an approved layout named "VGN Santhosh Nagar", at 1st Cross Street, Aranavoyal Village, Thiruvallur Taluk, Thiruvallur District - 602 025.**

All that piece and parcel of vacant land bearing Plot No.72 totally measuring an extent of 3774 Sq.ft., in the layout named and known as "VGN Santhosh Nagar" approved vide DTCP No.394/2010, comprised in Survey No. 349/1 situated at No.96, Aranavoyal Village, Thiruvallur Taluk and District, situated within the Sub Registration District of Manaval Nagar and in the Registration District of Kancheepuram and bounded on the North by : Plot No.71, South by : Vacant Land, East by : 23 Feet Road, and West by : Plot Nos. 65 , 66 and 67. Linear Measurements : North to South on the Eastern side : 60 feet + 4 inches, North to South on the Western side : 15 feet + 8 inches, 30 feet + 30 feet, East to West on the Northern side : 60 feet, East to West on the Southern side : 25 feet + 5 inches, 41 feet + 10 inches, Admeasuring in all 3774 Sq.ft.,

Name of the Account : M/s. Sivaraman & Co.,

3. **Equitable mortgage of the following property standing in the name of M/s. Sivaraman & Co. located at, S.no. 98/1, (Adjacent to Christ Mtc. Hr. Sec.School), VGN Avenue, Thulasi Nagar Road, Chennerkuppam Village, Taluk, Thiruvallur District, Chennai - 600 056.**

All that piece and parcel of vacant land, measuring an extent of 9238 Sq.ft., together with hut house including all its amenities and electricity service connections, comprised in survey no.98/1, under patta no. 2074, situated at Chennerkuppam Village, Poonamallee Taluk, Thiruvallur District. North by : Survey No.97, South by : Dharmalinga Chettiyar's land, East by : Palani Chettiar's soldout land, West by : Chennerkuppam Panchayat Road. Measuring : North by : 62 feet, South by : 62 feet, East by : 149 feet, West by : 149 feet. Totally measuring 9238 Sq.ft., situated within the Registration District of Chennai South and Sub Registration District of Kundrathur. Electricity Service Connection No. 308 - 005 - 3551.

Date and time of e- Auction	05.08.2019 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, with maximum of 3 attempts of five minutes each till sale is completed.
Reserve Price	1. Rs. 98,00,000 /- (Rupees Ninety Eight Lakhs Only) – Property 1 2. Rs. 20,00,000 /- (Rupees Twenty Lakhs Only) – Property 2 3. Rs. 1,57,00,000/- (Rupees One Crore Fifty Seven Lakhs Only) – Property 3
Earnest Money Deposit	1. Rs. 9,80,000 /- (Rupees Nine Lakhs Eighty Thousand Only) – Property 1 2. Rs. 2,00,000/- (Rupees Two Lakhs Only) – Property 2 3. Rs. 15,70,000/- (Rupees Fifteen Lakhs Seventy Thousand Only) – Property 3
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, 2 nd floor, Javahar Towers, New No. 3, Old No. 2, Clubhouse Road, Anna Salai, Chennai – 600 002, Branch Code: 1165; IFSC Code : UTIB0001165
Bid Multiplier	Rs. 1,00,000/- for properties 1 & 3 Rs. 50,000/- for Property 2
Submission of online application for	17.07.2019 - 11.00 A.M. onwards for properties 1 to 3



bid with EMD	
Last date for submission of online application for bid with EMD	03.08.2019 up to 5.00 P.M. for properties 1 to 3

Public E-Auction Sale Notice will be published in **"The New Indian Express" (English Version)** and **"Dinamani" (Tamil Version) – Chennai Editions** on **17.07.2019**.

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 98400 58893/044-6137 1108, 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: 12.07.2019



P. Kannan
AUTHORISED OFFICER
AXIS BANK