

APPENDIX- IV A

[See provision to rule 8(6)]

Sale notice for Sale of immovable properties

Whereas the Authorised Officer of Central Bank of India had taken possession of the following schedule mentioned properties on the dates mentioned below, under Section 13(4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 pursuant to the demand notice dated as mentioned below, issued under Section 13(2) of the said Act in the following loan Accounts, with right to sell the same for realization of Bank's dues plus interest as detailed hereunder. And whereas consequent upon failure to repay the dues by the borrower/ guarantor/mortgagor, the undersigned in exercise of powers conferred under Section 13(4)(a) of the said Act read with rule 8 and 9 of the Security Enforcement Rules, 2002 proposes to realize the Bank's dues by sale of the said properties. The sale will be done by the undersigned through e-auction platform provided at the Website: <https://ibapi.in>

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/ charged to the secured creditor, will be sold on "As is Where is", "As is What is", and "Whatever there is" on 25.11.2021, for recovery of Rs.13,49,27,430/- (Rupees Thirteen Crores Fourty Nine Lakhs Twenty Seven Thousand Four Hundred and Thirty Only) as on 08.11.2021 plus further Interest and other charges due to Central Bank of India, Nagercoil branch from M/s Adhithya Bharat Gas Agencies, Mr.S.R.Ratheesh, M/s Adithya Tyres and M/s Adhithya Aqua Industries.

BRANCH: NAGERCOIL BRANCH,

Name of the Loan Account: M/s Adhithya Bharat gas Agencies Address: 2/76D1, Padmanabhapuram, Opp to Government Hospital, Mettukadai, Thuckalay Post, Kanyakumari-629175. Prop: S.R.Ratheesh, Address: 22/76D2, Padmanabhapuram, Opp to Government Hospital, Mettukadai, Thuckalay Post, Kanyakumari-629175, Guarantors : Mrs. Madhavi devi, Address: 2-143/1, "DEV", Muthulakurichy, Thuckalay Post, Kanyakumari-629167, Mrs. Ramani Bai, Address: 23/28 C, Gokulam, Kovil vattam, Thiruvithancode, Kanyakumari-629174, Mr.T.N.Nagarajan, Address: 2-9, Neelesh Bhavan, Thenkarai, Kumarakoil, Kanyakumari

- 1) Account No: SME 1490532460, Amount due Rs. 4,84,57,062/- as on 08.11.2021 and interest plus other charges thereon.
- 2) Account No: TL 3486609959, Amount due Rs. 46,01,175/- as on 08.11.2021 and interest plus other charges, thereon.
- 3) Account No: TL 3343093879, Amount due Rs. 49,81,603/- as on 08.11.2021 and interest plus other charges thereon.
- 4) Account No: TL 3486596143, Amount due Rs. 67,28,113/- as on 08.11.2021 and interest plus other charges thereon.
- 5) Account No: CC 3619351424, Amount due Rs. 73,08,465/- as on 08.11.2021 and interest plus other charges thereon.

Name of Loan Account: S.R.Ratheesh Address: 22/76D2, Padmanabhapuram, Opp to Government Hospital, Mettukadai, Thuckalay Post, Kanyakumari-629175, Guarantors : Madhavi devi, Address: 2-143/1, "DEV", Muthulakurichy, Thuckalay Post, Kanyakumari-629167, Ramani bai, Address: Address: 23/28 C, Gokulam, Kovil vattam, Thiruvithancode, Kanyakumari-629174, T.N.Nagarajan, Address: Address: 2-9, Neelesh Bhavan, Thenkarai, Kumarakoil, Kanyakumari.

- 6) Account No: OD 3155684196, Amount due Rs. 43,41,552/- as on 08.11.2021 and interest plus other charges thereon.

Name of Loan Account: M/s Adhithya Aqua Industries, Address: 22/76D2, Padmanabhapuram, Opp to Government Hospital, Mettukadai, Thuckalay Post, Kanyakumari-629175. Prop: S.R.Ratheesh, Address: 22/76D2, Padmanabhapuram, Opp to Government Hospital, Mettukadai, Thuckalay Post, Kanyakumari-629175, Guarantors : Mrs. Madhavi devi, Address: 2-143/1, "DEV", Muthulakurichy, Thuckalay Post, Kanyakumari-

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Raja Muthiah Mandram, First Floor, Dr. Ambedkar Road, Madurai - 625 020.

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629167, Mrs. Ramani Bai, Address: 23/28 C, Gokulam, Kovil vattam, Thiruvithancode, Kanyakumari-629174, Mr.T.N.Nagarajan, Address: 2-9, Neelesh Bhavan, Thenkarai, Kumarakoil, Kanyakumari, Mr.Saravankumar, Address: 7/3, Keezhatheru, Sathanoor Post, Thiruchirapalli- 620021.

- 7) Account No: CC 3565729165, Amount due Rs. 39,22,527/- as on **08.11.2021** and interest plus other charges thereon.
- 8) Account No: TL 3622864077, Amount due Rs. 3,85,17,604/- as on **08.11.2021** and interest plus other charges thereon.

Name of Loan Account: M/s Adithya Tyres, Address : 6/79A4, Trivandrum Main Road,Puliyoorkurichy, Thuckalay Post, Kanyakumari District, Partners: 1. S.R.Ratheesh , Address: 22/76D2, Padmanabhapuram, Opp to Government Hospital, Mettukadai, Thuckalay Post, Kanyakumari-629175, Mr.Manikanta Dev Address: 23/28C, Gokulam,Kovilvattam, Thiruvithancode, Kanyakumari , Guarantors : Mrs. Madhavi devi, Address: 2-143/1, "DEV", Muthulakurichy, Thuckalay Post, Kanyakumari-629167, Mrs. Ramani Bai, Address: 23/28 C, Gokulam, Kovil vattam, Thiruvithancode, Kanyakumari-629174, Mr.T.N.Nagarajan, Address: 2-9, Neelesh Bhavan, Thenkarai, Kumarakoil, Kanyakumari ,

- 9) Account No: CC 3484899763, Amount due Rs. 1,60,69,329/- as on **08.11.2021** and interest plus other charges thereon.

Demand Notice date: 30.05.2018, Possession Taken on: 29.8.2018

Description of the Schedule Property

Schedule 1:

All that part and parcel of property in the name of **Mrs.M.R. Madhavi Devi w/o Mr.Ratheesh & Mr.S.R.Ratheesh** as detailed below:

Sl.No	Survey No/ Khata No/ House No:	Extent/Areas of land/ Building	Location Sub District/ Boundary District/ Village/Municipality etc	Boundaries
1	Old Sy. No: 2815/1 Re.Sy.No.A4/93/1 Door.Nos.22/76D, 76D1,76D2,76D3,7 6D4	3.50 cents of land and the building thereon	Kanyakumari District, Thuckalay Sub Registration District, Kalkulam Taluk, Padmanabhapuram Municipality, Thuckalay Village	North : Darga Road East : Property of Fathummal Beevi South : Property of Fareetha Bava West : NH Road

The Reserve price will be Rs.1,36,50,000/- (Rupees One Crore Thirty Six Lakhs and Fifty Thousand Only) for the schedule property and EMD is Rs. 13,65,000/- (Rupees Thirteen Lakhs Sixty Five Thousand only) . Bid Increase Amount Rs. 50,000/- , Date of Auction: 25.11.2021. Time of Auction: 10.00AM to 02.00 PM. Date of Inspection of the Property: On all working days between 10 AM and 4 PM with the prior appointment of the Branch Manager. Last date of remitting EMD is: 24.11.2021.

Schedule 2: All that part and parcel of property in the name of **Mrs.B.Ramani Bai w/o Mr.Madhavan Nair** as detailed below:

Item no	Survey No/ Khata No/ House No:	Extent/Areas of land/ Building	Location Sub District/ Boundary District/ Village/Municipality etc	Boundaries
1	Old Sy.No: 449/1-517A Re.Sy.No.358/1C	5.138 cents of Residential Plot	Kanyakumari District, Eraniel Sub Registration District, Kalkulam Taluk, Thiruvithancode Village, kovilvattam	North : Property of Ramani Bai, East : Property of Madhavi Amma, South : Property of Renuka , West : Property of Ramani Bai

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2	OldSy.No.449/5 17AB Re.Sy.No.354/15 Re.Sy.No:358/1B	6.862 cents of the building thereon bearing Door.No.23/28C	Kanyakumari District, Eraniel Sub Registration District, Kalkulam Taluk, Thiruvithancode Village, kovilvattam	North : Property of Gandhimathi & pathway East : Property of Ramani Bai in Re.Sy.No.358/1B,1C South : Pathway & Property of Renuka West : Property of Renuka
3	Old.Sy.No.409, 449/1-517A R.S.No:358/1B	4.357 cents of Residential Plot	Kanyakumari District, Eraniel Sub Registration District, Kalkulam Taluk, Thiruvithancode Village, kovilvattam	North : Property of Gandhimathi Amma East : Street South : Property of Ramani Bai in Re.Sy.No.358/1 & Property of Madhavi Amma West : Property of Ramani Bai in Re.Sy.No.354/15
Totally(Item1 + Item 2+ Item 3)=16.357 Cents land and building thereon.				

The Reserve price will be Rs.57,75,000/- (Rupees Fifty Seven Lakhs and Seventy Five Thousand Only) for the schedule properties and EMD is Rs. 5,77,500/- (Rupees Five Lakhs Seventy Seven Thousand and Five Hundred only). Bid Increase Amount Rs. 50,000/- , Date of Auction: 25.11.2021. Time of Auction: 10.00AM to 02.00 PM. Date of Inspection of the Property: On all working days between 10 AM and 4 PM with the prior appointment of the Branch Manager. Last date of remitting EMD is: 24.11.2021.

Schedule 3:

All that part and parcel of Land/Building property in the name of Mr. S.R.Ratheesh S/o C.Ravindran Nair

1	Re.Sy.No.27/2A,2B,2C House No.6/17D & 6/17D2	1Acre 8 cents 750 Sq.links of land and the building thereon bearing Door.Nos.6/17D & 6/17D2 of Kalkulam Village	Kanyakumari District, Thuckalay Sub Registration District, Kalkulam Taluk, Kalkulam Vilage North:Property of Mary Sujitha South:Property Ratheesh East:Property of Sarojini Amma West:Property Kurian
2	Re.Sy.No.27/2D	74 cents of Rubber estate	Kanyakumari District, Thuckalay Sub Registration District, Kalkulam Taluk, Kalkulam Vilage North: Property of Ratheesh South:Malaipothai (Hillrock) East:Property of Rajarethinam West:Property of Ratheesh
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3	Re.Sy.No.762/2 & 762/3	36 cents 250 Sq.links of land & Building	Kanyakumari District, Thuckalay Sub Registration District, Kalkulam Taluk, Thenkarai Vilage North: Tank Comprised RSNo:765 South:Channel Road East:Property of Ratheesh West:Property ComprisedRS762/1 &762/4
4	Re.Sy.Nos.773/1,773/2 & 773/5	3 Acres 24 cents 875 Sq.links of land and the building thereon bearing Door.No.2-187B/7	Kanyakumari District, Thuckalay Sub Registration District, Kalkulam Taluk, Thenkarai Vilage North: Property RS No:768,770&772 South: Water Course & Channel East:Property of Madhavi Devi West: Property of Ayappan

The Reserve price for Item No.I property in Schedule -3 will be Rs.1,28,53,000/- (Rupees One Crore Twenty Eight Lakhs and Fifty three thousand only) for the schedule properties and EMD is Rs. 12,85,300/- (Rupees Twelve Lakhs Eighty Five Thousand and three Hundred only). Bid Increase Amount Rs. 50,000/- .

The Reserve price for Item No.II property in Schedule -3 will be Rs. 52,75,000/- (Rupees Fifty Two Lakhs and Seventy Five Thousand Only) for the schedule properties and EMD is Rs. 5,27,500/- (Rupees Five Lakhs Twenty Seven Thousand and Five Hundred only). Bid Increase Amount Rs. 50,000/- .

The Reserve price for Item No.III property in Schedule -3 will be Rs.1,18,63,000/- (Rupees One Crore Eighteen Lakhs and Sixty Three Thousand Only) for the schedule properties and EMD is Rs. 11,86,300/- (Rupees Eleven Lakhs Eighty Six Thousand and Three Hundred only). Bid Increase Amount Rs. 50,000/- .

The Reserve price for Item No.IV property in Schedule -3 will be Rs.2,34,65,000/- (Rupees Two Crore Thirty Four Lakhs and Sixty Five Thousand Only) for the schedule properties and EMD is Rs. 23,46,500/- (Rupees Twenty Three Lakhs Forty Six Thousand and Five Hundred only). Bid Increase Amount Rs. 50,000/- .

Date of Auction: 25.11.2021. Time of Auction: 10.00 AM to 02:00 PM. Date of Inspection of the Property: On all working days between 10 AM and 4 PM with the prior appointment of the Branch Manager. Last date of remitting EMD is: 24.11.2021.

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Schedule 4:

All that part and parcel of commercial Building/ Land property in the name of **Mr.B.Saravana Kumar S/o Balasubramanian** as detailed below:-

1	Old Sy.No.10/11 Re.Sy.No.454/8 building Nos.38/11,38/11, 38/11C,38/11D	5157 Sq.ft of commercial site and the building bearing Nos.38/11,38/11,38/11C & 38/11D	Thiruchirappalli District, Thiruchirappalli Sub Registration District, Srirangam (Trichy East) Taluk K.Sathanoor Village
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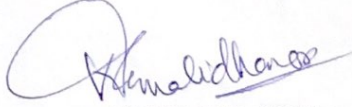
The Reserve price for the Schedule property will be Rs.3,00,50,000/- (Rupees Three Crore Fifty Thousand Only) for the schedule properties and EMD is Rs. 30,00,5000/- (Rupees Thirty Lakhs and Five Thousand only). Bid Increase Amount Rs. 50,000/-

Date of Auction: 25.11.2021. Time of Auction: 10.00 AM to 02:00 PM. Date of Inspection of the Property: On all working days between 10 AM and 4 PM with the prior appointment of the Branch Manager. Last date of remitting EMD is: 24.11.2021.

Terms and Conditions:

- 1) The auction sale will be online E Auction/ Bidding through website <https://ibapi.in> on **25.11.2021 from 10AM to 02.00 PM** (with unlimited auto extension of 10 minutes till the conclusion of sale). 2) Bids shall be submitted through online on or before **25.11.2021 by 02.00 PM**, 3) The e-Auction is being held on "AS IS WHERE IS BASIS" 4) Intending bidders are required to go through the website <https://ibapi.in> for detail terms and conditions of auction sale before submitting their bids and taking part in the e-auction sale proceedings.5) Successful Bidder/ Purchaser will remit TDS @ 1% on sale proceeds on immovable property/ies of value Rs.50.00 Lacs and above as per Section 191A of the Income Tax Act, 1961 and deposit the same by furnishing chellan in Form 26QB and submit the original receipt of TDS Certificate to Bank. 6) For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor's website i.e <https://centralbankofindia.co.in> and also in <https://centralbank.ibaps.in>. 7) For any further property related query please contact: Chief Manager, Mobile No.8489925248, Central Bank of India, Regional Office, Madurai, e-mail ID: recvmaduro@centralbank.co.in. during office hours on working days 8) After registration by the Bidder in the web portal, intending bidder/purchaser is required to get the copies of the following documents uploaded in Web Portal, before the last date of the submission of the bid viz:1) Copy of NEFT/RTGS Challan, 2) Copy of PAN Card, 3) Identification (KYC)viz self attested copy of voter ID card/ Driving Licence/ Passport etc.4) Copy of proof of address without which the bid is liable to be rejected.
- 2) EMD shall be remitted by account transfer/NEFT/RTGS in Authorised Officer Account No: 3017087915, IFSC Code: CBIN0283094.
- 3) To the best of Knowledge and information of the Authorised officer, there is no encumbrance on property affecting the security interest. However; the intending bidders should make their own independent inquiries regarding the encumbrances.

Date: 08.11.2021
Place: Madurai


 AUTHORISED OFFICER
 CENTRAL BANK OF INDIA

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