

Public Notice for Sale/Auction of Immovable properties under SARFAESI Act read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules.

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable properties mortgaged/charged to the Central Bank of India, the physical possession of which has been taken by the Authorized Officer of Central Bank of India, secured creditor will be sold on "As is where is", "As is what is", and "Whatever there is" on 19.06.2020, for recovery of Rs.12,56,78,855.42 from M/s. Qual Team Exports, is due to Central Bank of India Tirupur Branch (now in Asset Recovery Branch, Egmore, Chennai-600008) as on 06.11.2019 plus further interest and charges thereon from the Borrowers M/s Qual Team Exports, Represented by Mr. R SUNDAR RAM, Director.

Immovable Property: Standing in the name of Mr. R. Sundar ram

SCHEDULE: Item No.1 : Land & building

- i) In SF No.294/5 an extent of 1.50.0 hectares for this 3.71 acres assessed at Rs.23.41 in this on the southern part an extent of 2.62 acres situated within the following boundaries:-East of S.F.Nos.294/1, 294/3, 294/4, 294/6, 294/7, 294/8 and 296 and the house belonged to Ganesan: West of the Varattaru in S.F.No.293/4: North of an extent of 0.11 acre (11 cents) allotted for cart track in the same S.F.No.294/5 belonged to Santhi and Sivamani: and South of 9 feet breadth cart track: Within this 2.62 acres and the well situated thereon along with 7.5 H.P electric motor pump set and electricity service connection No.4, its deposit amount, the compound walls, fencing, the right to use the 9 feet breadth cart track leading to the cart track formed in an extent of 0.11 acre (11 cents), the right to use the east west 30 feet breadth cart track, the right to use the panchayat road emanating from Namakkal – Pachal main road and the right to use the other mamool cart tracks and roads to reach the property.
- ii) In the same S.F.No.294/5 an extent of 1.50.0 hectares for this 3.71 acres assessed at Rs.23.41 in this an extent of 0.13 acre (13 cents) allotted for cart track situated within the following boundaries:- East of the remaining northern part of the lands in S.F.No.294/5 belonged to Sivamani and others: West of Arul Migu Sri Vettaikaransamy temple lands: North of the well and the lands mentioned in item No.(i) of the schedule herein belonged to the present title holder Mr.R.Sundar Ram: and south of the lands in S.F.No.292/2 allotted for cart track sold to the present title holder Mr.R.Sundar Ram: measuring east west 30 feet on the northern side, from this eastern point towards south south-north 119 ½ feet, from this end point towards south 55 ½ feet cross, from this end point towards west south-north 34 ½ feet, from this western point towards south south-north 116 feet, from this end point towards south 26 feet cross and from this end point towards south 40 ½ feet cross thus making the above extent of 0.13 acre (13 cents) in this common ½ share ie. 0.06 ½ acre (6 ½ cents). The total extent of the properties mentioned in item Nos.(i) and (ii) are 2.68 ½ acres. The properties are situated within the limits of Singalandapuram Village Panchayat and Rasipuram panchayat Union.

Item No.2:

In Namakkal District, (Previously Salem District), Namakkal Registration District, Rasipuram Sub Registration District, Rasipuram Taluk, in Singalandapuram Village, in S.F.No.292/1 an extent of



0.85.5 hectare for this 2.11 acres assessed at Rs.13.31 and in S.F.No.292/2 an extent of 0.34.0 hectare for this 0.84 acre(84 cents) assessed at Rs.5.30 in this an extent of 5,000 square feet belonged to Sivamani in this an extent of 1327 ½ square feet situated within the following boundaries:-East of the lands in S.F.No.292/1 belonged to Sivamani
West of the lands in S.F.No.292/2 belonged to Sivamani
North of an extent of 0.06 ½ acre (6 ½ cents) out of 0.13 acre (13 cents) in S.F.No.294/5 allotted for cart track belonged to the present title holder Mr.R.Sundar Ram mentioned in Item No.1 (ii) of the schedule herein: and South of 23 feet breadth east west Panchayat road:Measuring east west 30 feet on both sides, south north 43 feet on the eastern side and south north 45 ½ feet on the western side making the above extent of 1,327 ½ square feet in this common ½ share ie., 663 ¾ square feet. Now the property is situated in S.F.No.292/2 of Singalandapuram Village, within the limits of Singalandapuram Village Panchayat and Rasipuram Panchayat Union.

<u>INSPECTION DATE</u>	<u>EMD DATE</u>	<u>E-AUCTION DATE</u>
11.06.2020	17.06.2020	19.06.2020
(11.00 A.M to 5.00 P.M)	(BEFORE 4:00 P.M)	(12.00 Noon to 1.00 P.M) (with an auto extension of 5 minutes till the conclusion of sale)

Reserve Price fixed for the above properties as under:

Lot No	E Auction Time	Reserve Price (Rs. In lakhs)	EMD (Rs. In lakhs)	Bid Increase amount
Item no 1&2	(12.00 Noon to 1.00 P.M)	113.00 LAKHS	11.30 LAKHS	Rs. 10,000.00

EMD Deposit account details: NEFT / RTGS ACCOUNT NO: 3053250538, IFSC CODE : CBIN0283026, A/C name- ARB, SARFAESI Account, BRANCH NAME : EGMORE CHENNAI.

NOTE : Cheques or demand draft shall not be accepted as EMD amount.

E-auction will be conducted by M/s. E Procurement Technologies Ltd. Help Line No.079-40230813/814/815/816/817/818/819 Help Line support@auctiontiger.net or Mr. Bharathi Raju Mobile: 08939000594 E-mail ID: tamilnadu@auctiontiger.net.

For detailed terms and conditions of the sale, please refer to the link provided in Central Bank of India Secured creditors website i.e. <https://www.centralbankofindia.co.in> For further details please contact:044- 28582078,77,7770041910, 9003794408,7810026273

Date: 02.06.2020

Place: Chennai

AUTHORISED OFFICER



Terms and conditions

1. The e-Auction is being held on "As is where is", "As is what is", and "Whatever there is" basis.
2. The auction sale will be Online E-Auction/Bidding through website <https://www.bankeauctions.com> on 19.06.2020 from 12.00 Noon to 01.00 PM.
3. Intending bidders shall hold a valid, e-mail address and PAN number. For details please contact e-Auction/Bidding through website <https://centralbank.auctiontiger.net> on 19.06.2020 as per the schedule time mentioned above. Intending bidders shall hold a valid Digital Signature Certificate, For details with regard to Digital Signature Certificate please contact M/s e-Procurement Technologies Mr.Praveen.T Mobile No.09722778828 Tel:079-40230841/842/823 E Mail ID: praveen.thevar@auctiontiger.net or support@auctiontiger.net or Mr. Bharathi Raju Mobile: 08939000594, E-mail ID: tamilnadu@auctiontiger.net
4. Bidders are required to go through the website <https://www.bankeauctions.com> for detailed terms and conditions of auction sale before submitting their bids and taking part in the e-Auction sale proceedings.
5. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on property affecting the security interest. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues.
6. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of property put on auction will be permitted to interested bidders at site on 11.06.2020 from 11.00 a.m. to 5.00 p.m..
7. The above mentioned amount should be remitted towards EMD through RTGS/NEFT to Account No 3053250538 of Central Bank of India, Egmore Branch, Chennai- 600008, IFSC Code CBIN0283026. Cheques or demand draft shall not be accepted as EMD amount.
8. Prospective bidders are advised to obtain user id and password which are mandatory for bidding in the above e -auction from e-procurement Technologies Limited, A-201/208 Wall Street II, Opp Orient Club, Nearby Gujarat College, Ellis bridge, Ahemedabad 380006, Phone No.91-079-40230841/821/823 E mail support@auctiontiger.net Passwords will be allotted only to those bidders who fulfill all the terms and conditions of e-auction and have deposited the requisite EMD. The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact M/s.E Procurement Technologies Ltd. Help Line No.079-40230813/814/815/816/817/818/819 Help Line support@auctiontiger.net or Mr. Bharathi Raju Mobile: 08939000594 E-mail ID: tamilnadu@auctiontiger.net and for further any property related query may contact Branch official Mobile: 7770041910, 9003794408, 7810026273 Central Bank of India, ARB Egmore, Chennai 600008 Tel. No. 044-28883106/ e-mail ID: arbchenzo@centralbank.co.in during office hours during the working days and after Registration by the bidder in the Web Portal, intending the bidder/purchaser is required to get the copies of the following documents uploaded in the Eeb Portal before last date of submission of the bid viz 1) Copy of NEFT/RTGS Challan:ii) Copy of Pan Card, iii) Identification (KYC) viz. self attested copy of Voter IDCard/Driving licence/Passport etc. iv) Copy of proof of address, without which the bid is liable to be rejected.
9. The interested bidders, who have submitted their bid not below the Reserve Price through online/offline mode before 4:00 PM on 17.06.2020, shall be eligible for participating the e-bidding process. The e-Auction of above properties would be conducted exactly on the scheduled Date & Time as mentioned against each property by way of inter-se bidding amongst the bidders. The bidder shall improve their offer in multiple of the amount mentioned under the column "Bid Increase Amount". In case bid is placed in the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes (subject to maximum of unlimited extensions of 5 minutes each). The bidder who submits the highest bid amount (not below the Reserve Price) on closure of e-Auction process shall be declared as Successful Bidder and a communication to that effect will be issued which shall be subject to approval by the Authorised Officer/Secured Creditor.
10. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit



shall not bear any interest. The successful bidder shall have to deposit 25% of, the auction price less the EMD already paid, immediately but not later than next working day of the acceptance of bid price by the Authorised Officer and the balance 75% of the sale price on or before 15th day of sale or within such extended period as agreed upon in writing by and solely at the discretion of the Authorized Officer. If any such extension is allowed, the amount deposited by the successful bidder shall not carry any interest. In case of default in payment by the highest and successful bidder, the amount already deposited by the bidder shall be liable to be forfeited and property shall be put to re-auction and the defaulting bidder shall have no claim/ right in respect of property/ amount.

11 The authorized Officer is not bound to accept the highest offer and the authorized officer has absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the e auction without assigning any reason thereof.

12 The sale is subject to the confirmation of the Bank.

Date: 02.06.2020

Place: Chennai

