

**TENDER CUM AUCTION SALE NOTICE**

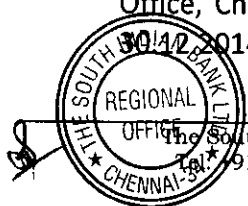
WHEREAS the Authorised Officer of the Bank had issued Demand Notices dated 22.01.2013 followed by CORRIGENDUM dt.18.02.2013 to (1) M/s MARG Limited, Registered Office at MARG AXIS, 4/318, Old Mahabalipuram Road, Kottivakkam, Chennai, Tamilnadu – 600041, the borrower and (2) Mr. G.R.K.Reddy, Managing Director, M/s MARG Ltd., (3) Mrs. Rajini Reddy, Director, M/s MARG Ltd., Both No.2 & 3 residing at 17/24, South Mada Street, Sri Nagar Colony, Saidapet, Chennai-600 015 (4) M/s Atul Infrastructure (P) Ltd., 4/318, Marg Axis, Rajiv Gandhi Salai, Kottivakkam, Chennai-600 041 and (5) M/s Darshan Homes (P) Ltd., 57/2B, Sai Subodhaya, East Coast Road, Thiruvanmiyur, Chennai-600 041, the Guarantors under section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as 'The Act') and has taken symbolic possession of the immovable property, more fully described in the schedule hereunder under Section 13(4) of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on **28.06.2013**.

AND WHEREAS, the borrower / guarantors have failed to pay the amount, Notice is hereby given that the immovable property more fully described in the Schedule hereunder will be sold by way of Tender Cum Auction on "as is where is" basis and "as is what is" condition, on the date and at the place mentioned herein below for realization of a sum of Rs.20,85,62,709.00 (Rupees Twenty Crores Eighty Five Lakhs Sixty Two Thousand Seven Hundred and Nine only) as on 31.10.2014 with further interest and costs, subject to the following terms and conditions: -

Name of Property Owner	M/s Darshan Homes (P) Ltd
Schedule - Description of property	All that piece and parcel of land comprised in T.S.No.2200/3B measuring 50 cents(21750 Sq.ft) and land comprised in T.S.No.2200/3C measuring 4.54 Acres(197762 Sq.ft), in all admeasuring 5.04 Acres (20,414.72 Sq.mts. or 2,19,512 Sq.ft), Ward No.5, Block No.27 in Pudumanai street(East west Beach Lane), Nagore Town, Nagapattinam Taluk and District, morefully described in Sale deed No.1127/2010 dated 29.07.2010 of SRO Nagore, bounded on the North by Land in T.S.No.2200/3A2, South by vacant land, East by vacant land and railway track and West by vacant land.
Reserve Price	Rs.4,39,00,000/- (Rupees Four Crores Thirty Nine Lakhs only)
Earnest Money Deposit (EMD)	Rs.43,90,000/- (Rupees Forty Three Lakhs and Ninety Thousand only)
Date and Place of Sale	30.12.2014 at <b>The South Indian Bank Ltd., Regional Office Chennai, Niagra Apartments, No.1, Sterling Road, Nungambakkam, Chennai -600034</b> Ph. 044 28238250/ 28281109

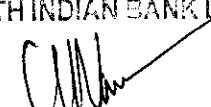
**TERMS AND CONDITIONS**

- 1) The property will be sold on "as is where is" basis and "as is what is" condition and the Bank is not responsible for title, condition or any other fact affecting the property. The particulars furnished regarding the secured asset is stated to the best of information of the Bank and the Bank will not be answerable for any error, misstatement or omission.
- 2) The proposed Tenderers shall read and understand the terms and conditions mentioned in the Tender cum Auction Sale Notice which is published by the Bank in its Website/ Chennai Industrial Finance Branch and Chennai Regional Office and also visit the scheduled property and satisfy as to its area, boundaries etc, ownership, title, encumbrances, statutory approvals, measurements etc. The Bank shall not entertain any dispute regarding the Tender process or the scheduled property after participating in the sale.
- 3) Interested Tenderers shall produce a copy of any valid photo identity/ address proof. In case, the Tenderer is participating on authorization, he should produce the ID proof of himself and the Tenderer.
- 4) All amounts payable regarding the sale including EMD shall be paid by way of DD/ RTGS drawn in favour of "The Authorised Officer, The South Indian Bank Ltd." payable at Chennai.
- 5) Interested Tenderers shall submit Demand Draft for the EMD at The South Indian Bank Ltd. Regional Office, Chennai at the above address along with the Tender in a sealed cover before 11.30 AM on **30/12/2014**.



- 6) The Right of entry to the place of sale will be restricted to the Tenderers who have submitted the Tender letter and EMD in a sealed cover within the stipulated time or within such time as may be decided by the Authorised officer at his sole discretion.
- 7) The Authorised Officer has got right to cancel/ postpone the Auction without assigning any reason whatsoever. Further, the Authorised Officer shall have the discretion to accept, reject or return any or all the Tenders already submitted and the Bank will not entertain any claim or representation in that regard from the Tenderers.
- 8) The Sealed Tenders will be opened by the Authorised Officer on 30.12.2014 at 12.00 Noon. Any tender received quoting a price below the Reserve Price will be rejected outright.
- 9) After opening the tenders, the Tenderers who are present may be given an opportunity at the discretion of the Authorised Officer to have inter se bidding among themselves to enhance their offer price.
- 10) The Successful Tenderer should pay 25 % of the bid amount (less EMD) immediately on receipt of bid acceptance letter and the balance 75% amount within 15 days of the sale, failing which the entire amount paid by the Tenderer shall be forfeited by the Authorised Officer, without any notice and the sale will be cancelled and the property will be brought to sale again. However, in desirable cases the time may be extended at the sole discretion of the Authorised Officer.
- 11) The sale is subject to confirmation by the Authorised Officer, who shall have right to cancel the sale also notwithstanding that the successful Tenderer has remitted the 25% of Sale amount. Further, the sale is also subject to confirmation by the Secured Creditor.
- 12) On the sale being confirmed and on receipt of the entire sale proceeds by the Authorised Officer, the successful Tenderer will be issued with a Sale Certificate as per the terms and conditions of the Bank and the SARFAESI Act. The successful Tenderer should pay all the existing dues etc., to the Government/ Local Authorities including charges/ fees payable for registration of sale certificate such as registration Fees, Stamp Duty etc., as applicable as per law.
- 13) The Authorised Officer or Bank will not be held responsible for any charge, lien, encumbrance, property tax or any dues to the Government or anybody in respect of the properties under sale.
- 14) The successful Tenderer shall pay all Taxes/ Electricity/ Water/ Sewerage Charges or any other charges demanded by any authority after the acceptance of the bid, even if it pertains to previous periods.
- 15) The Successful Tenderer shall, at his cost, get the Electricity/ Water/ Sewerage connection etc. and any other common services transferred in his name.
- 16) The Authorised Officer has obtained Encumbrance Certificate regarding the property from 01.01.2010 to 04.06.2014 and it contains no encumbrance.
- 17) For any further information and for inspection of property, the intended Tenderers may contact the Authorised Officer or The South Indian Bank Ltd., **Chennai Industrial Finance Branch** at 110, RAHEJA TOWERS, 177 ANNA SALAI, PIN-600002, (Telephone Nos. 044-28603961, 28603965) during working hours.
- 18) This may be treated as notice to the borrower/ guarantors informing them that the property will be sold if the entire amount due to the Bank being **Rs.20,85,62,709.00 (Rupees Twenty Crores Eighty Five Lakhs Sixty Two Thousand Seven Hundred and Nine only)** as on 31.10.2014 with further interest from 01.11.2014 and other costs and charges is not remitted on or before the date fixed for sale.

For THE SOUTH INDIAN BANK LTD.,

  
AUTHORISED OFFICER

**AUTHORISED OFFICER  
(CHIEF MANAGER)**

Date: 08-11-2014

Place : Chennai

