



इण्डियन ओवरसीज़ बैंक  
Indian Overseas Bank  
आपकी प्रगति का सच्चा साथी  
Good People to grow with



**TIRUPPUR- VEERAPANDI PIRIVU BRANCH 3098**

4/442A, 1st FLOOR, PRITHVI COMPLEX, BHARATHI NAGAR,  
PALLADAM ROAD, TIRUPPUR -641605

TELEPHONE: 0421-2212221

Email:iob3098@iob.in

04/05/2024

1. M/s. Sri Knit Wear (Borrower)  
219/2A, Kunnangalpalayam Pirivu  
Veerapandi post, Palladam Road,  
Tiruppur 641605
2. Mrs. R Kanagamani (Borrower/Proprietor)  
W/o.C Rajendran,  
Flat no FB3, Block no B,Shakthi Garden  
D.No.10/641 '3'Kunnangalpalayam Pirivu,  
Palladam Road, Tiruppur- 641605.
3. Mrs. C Rajendran (Borrower/Guarantor/Mortgagor)  
S/o. Chinnasamy,  
Flat no FB3, Block no B,Shakthi Garden  
D.No.10/641 '3'Kunnangalpalayam Pirivu,  
Palladam Road, Tiruppur- 641605.

(Issued under Rule 8(5) and 9(1) of the Security Interest (Enforcement) Rules 2002)

**e-AUCTION SALE NOTICE**

**SALE OF IMMOVABLE PROPERTY MORTGAGED TO THE BANK UNDER THE  
SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND  
ENFORCEMENT OF SECURITY INTEREST ACT, 2002**

**E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation 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 property mortgaged/charged to the Secured Creditor, the constructive/physical (whichever is applicable) possession of which has been taken by the Authorized Officer of Indian Overseas Bank, Secured Creditor, will be sold on "**As is where is**", "**As is what is**" and "**Whatever there is**" on 25.04.2024 for recovery of **Rs.28,72,956.33 ( Twenty Eight lakhs Seventy Two Thousand Nine hundred and Fifty Six rupees and Thirty Three paise only)** as on 30.04.2024 with further Interest and cost thereon from 30.04.2024 due to Indian Overseas Bank, Secured Creditor from the borrower (s) **(1. M/s Sri Knit Wear represented by its proprietor Mrs R Kanagamani [Borrower], Mr C Rajendran (Guarantor/Mortgagor) 2. Mr C Rajendran (Borrower/Mortgagor) Flat no FB3, Block no B, Shakthi Garden, D.No.10/641 '3' Kunnangalpalayam Pirivu, Palladam Road, Tiruppur 641605**  
**The reserve price will be Rs.25,31,000/- and the earnest money deposit will be Rs.2,53,100/-**

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## DESCRIPTION OF THE IMMOVABLE PROPERTY

In Tiruppur Registration District, Palladam Sub Registration District, Palladam Taluk, Karaipudur Village in SF No 238 Punjai Ac 4.71 in this Western portion and in SF no 237/4C part punjai hec 2.07.0 Assessment of Rs 4.14 P.Ac.5.11 in this Eastern portion of P.Ac 3.37 in P.Ac. 5.11. In this an extent of Ac 1.27  $\frac{3}{4}$  in the center portion of both the survey numbers within the following Boundaries:

East of : 30 Feet North South Road,

West of : Land belonging to the K Chellappan, R Eswaran, N Shanmugasundharam & A Chinnasamy,

North of : 40 Feet East West Road and

South of: S F no 241

Out of the aforesaid Total Punjai Ac 1.27  $\frac{3}{4}$  of land where in the vacant land being hereby conveyed by this sale deed is an undivided share of 71.35 sq.mtr (768 Sq. feet) with the RCC building measuring 749 sq. feet in Apartment FB-3 in First Floor together with doors, windows, electricity connection, water connection No.260735 with common rights enjoyment of all common areas, staircases, passages and car parking space etc., fixtures both sanitary and electrical and all external and internal walls and all other rights, liberties easements, advantages and appurtenances.

The corresponding Door no.10/641 "S" Assessment No 5796, Electricity service connection no. 03-211-002-1174 with all deposits, fittings, wirings, etc. therefore and mamool pathway rights in layout Roads.

The site is in New subdivision SF no 238/1, Patta No.544.

Known Encumbrance, if Any: NIL

\* Bank's dues have priority over the statutory dues

**Date and time of e-auction: 24.05.2024 (date)** between 10.30 AM to 01.30 PM. **(time)**, With auto extension of 10 minutes each till sale is completed at the platform of <https://www.mscecommerce.com/auctionhome/ibapi>.

For detailed terms and conditions of the sale, please refer to the service providers link or bank's website i.e. [www.iob.in/http://www.iob.in/TenderDetails.aspx?Tendertype=E\\_auction](http://www.iob.in/TenderDetails.aspx?Tendertype=E_auction)

Place: Tiruppur

Authorized Officer

Date: 04.05.2024

This may also be treated as a Notice under Rule 8(6)/Rule 9(1) of Security Interest (Enforcement) Rules, 2002 to the borrower/s and guarantor/s of the said loan about holding of e-auction on the above mentioned date.

### **Terms and Conditions**

1. The property will be sold by e-auction through the service provider <https://www.mscecommerce.com/auctionhome/ibapi> under the supervision of the Authorized Officer of the Bank.
2. The intending Bidders /Purchasers are requested to register on portal <https://www.mscecommerce.com/auctionhome/ibapi> using their mobile number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are

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verified by e-auction service provider (may take 2 working days), the intending Bidders /Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet account by 24.05.2024, 5.00 PM. Intending bidders shall have a valid email address and should register their name / account by login to the website of the aforesaid service provider.

3. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through NEFT/RTGS mode (After generation of Challan from <https://www.mscecommerce.com/auctionhome/ibapi> which will provide account details) in bidders Global EMD Wallet account. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. Bids without EMD shall be rejected summarily. The Earnest Money Deposited shall not bear any interest. The amount of EMD paid by the successful bidder shall be adjusted towards the sale price.

4. The intending participants of e-auction may download copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-auction related to this e-auction from e-क्रय- IBAPI portal (<https://www.ibapi.in>).

5. Bidder's Global Wallet should have sufficient balance ( $\geq$ EMD amount) at the time of bidding.

6. Online auction sale will start automatically on and at the time as mentioned above. Auction / bidding will initially be for a period of 60 Minutes with auto extension time of 5 minutes each till the sale is concluded.

7. During the e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and the minimum increase in the bid amount must be of Rs. 50,000/- to the last higher bid of the bidders. 10 minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of 10 minutes to the last highest bid, the e-auction shall be closed.

8. The property shall be sold to the successful bidder. The successful bidder (purchaser) as declared by the Authorized Officer shall deposit 25% of the sale price (less EMD amount) immediately on the same day and not later than the next working day in favour of "Indian Overseas Bank Tiruppur Veerapandi Pirivu Branch" to the credit of A/C No 30980113035001 Indian Overseas Bank, Tiruppur Veerapandi Pirivu Branch, No: 4/442A, 1st Floor, Prithvi Complex, Bharathi Nagar, Palladam Road, Tiruppur – 641605. Branch Code: 3098 IFSC Code: IOBA00003098

9. The balance amount of sale price shall be paid within 15 days from the date of confirmation of auction sale. Failure to remit the entire amount of sale price within the stipulated period will result in forfeiture of deposit of 25% of the bid price to the secured creditor and forfeiture of all claims over the property by the purchaser and the property will be resold.

11. The sale certificate will be issued in the name of the successful bidder (purchaser) only, after payment of the entire sale price amount and other taxes/charges, if any.

12. The purchaser shall bear the charges/ fee payable for conveyance such as registration fee, stamp duty, etc., as applicable as per law.

13. The Authorized Officer has the absolute right to accept or reject any bid or postpone or cancel the sale, as the case may be without assigning any reason whatsoever.

14. The property is being sold on "**As is where is**", "**As is what is**" and "**Whatever there is**" basis. The Bank has disclosed only the known encumbrances, statutory liabilities, if any, as above and it is for the purchaser to make their own independent enquiries at their own costs before participating in the auction.

15. As regards the statutory dues stated above, Bank dues will have priority over statutory dues. Without prejudice to the above, statutory liability, if any, shall be borne by the purchaser and the Bank assumes no responsibility in this regard.

16. Sale is subject to confirmation by the secured creditor Bank.

17. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation by the bank. The Authorized Officer/Secured Creditor shall not be responsible in any way for any third party claims / rights / dues.

18. \*In compliance with Section 194 IA of the Income Tax Act, 1961 income tax @ 1 % on the Reserve Price shall be deducted and paid under the PAN of the Purchaser. Since the Tax has

been calculated only on the Reserve Price, the bidder shall bear the 1 % income tax on the bid multiplier amount and the bank shall not take any responsibility for the same.

\*In case of any sale/transfer of immovable property of Rupees Fifty lakhs and above, the transferee has to pay an amount equal to 1 % of the consideration as Income Tax.

19. For further details regarding inspection of property / e-auction, the intending bidders may contact the Branch Manager, Indian Overseas Bank, Tiruppur Veerapandi Pirivu Branch, No: 4/442A, 1st Floor, Prithvi Complex, Bharathi Nagar, Palladam Road, Tiruppur – 641605 during office hours, Phone no. 0421-221221.

20. The intending bidders are advised to read the sale notice, terms and conditions of e-auction, help manual on operational part of e-auction and follow them strictly. In case of any difficulty or assistant is required before or during e-auction process, the bidder may contact authorized representative of e-auction service provider (<https://www.mstcecommerce.com/auctionhome/ibapi>), details of which are available on the e-Auction portal.

21. Once the e-Auction is closed, successful bidder shall be informed by the above referred service provider through SMS/e-mail in the mobile number/e-mail registered with the service provider. However, the sale is subject to confirmation by the secured creditor.

22. Platform (<https://www.mstcecommerce.com/auctionhome/ibapi>) for e-auction will be provided by service provider M/S MSTC Limited having Registered office at 225-C, A.J.C. Bose Road, Kolkata-700020 (contact Phone & Toll free Numbers 033- 22901004, operation time of Help desk: 8:00 am to 8:00 pm). The intending Bidders /Purchasers are required to participate in the e-auction process at e-auction Service Provider's website <https://www.mstcecommerce.com/auctionhome/ibapi>.

Place: Tiruppur  
Date: 04.05.2024

**Authorized Officer**