



STRESSED ASSET MANAGEMENT
48/49, GROUND FLOOR, MONTIETH ROAD, EGMORE, CHENNAI 600008

E - AUCTION SALE NOTICE

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 : M/s SRI DEVI KARUMARI AMMAN EDUCATIONAL TRUST and

Trustees/ Guarantors/ Mortgagor: (1) Mr.G.Jayaraman, S/o Mr.Govindaraj [Chairman and Managing Trustee/ Mortgagor] (2) Mrs.J.Jayalakshmi W/o Mr.G.Jayaraman (3) Mr.J.Kumaran S/o .Mr.G.Jayaraman (4) Mrs.J.Anandhi W/o Mr.Murali and (5) Mrs.J.Nirmala W/o Mr.Ezhilmaran

that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive possession on 11/06/2018 of which has been taken by the Authorized Officer of Central Bank of India, on its behalf and on behalf of the consortium member M/s. Maximus ARC Ltd., secured creditors, will be sold on "As is where is", "As is what is", and "Whatever there is" on 27.01.2020 for recovery of Rs 183,29,53,743.80 (Rs. One hundred Eighty Three crores, twenty nine lakhs fifty three thousand seven hundred and forty three and paise Eighty only) as on 03.06.2018 and further interest as per contractual rate with cost and expenses till the date of realization due to Central Bank of India *MCB Branch*, presently existing with Stressed Asset Management Branch, Chennai, and Bank Of India , presently assigned to M/s. Maximus ARC Ltd, from M/s. Sri Devi Karumari Amman Educational Trust and the Guarantors, (1) Mr.G.Jayaraman, S/o Mr.Govindaraj [Chairman and Managing Trustee/ Mortgagor] (2) Mrs.J.Jayalakshmi W/o Mr.G.Jayaraman (3) Mr.J.Kumaran S/o .Mr.G.Jayaraman (4) Mrs.J.Anandhi W/o Mr.Murali and (5) Mrs.J.Nirmala W/o Mr.Ezhilmaran

Description of the Immovable Property

Properties charged to the consortium , for the medical college facilities, belonging to the Trust and Mr G.Jayaraman . All that piece and parcel of land comprised in the following survey nos together with super structure thereon in No 104, Pennalur Village/ Sriperumbadhur Village , Sriperumbadhur Taluk, Kanchipuram District lying within the sub-registration District of Sriperumbadhur and registration District of Kanchipuram.

Lot No.1 : Properties in the name of Mr G Jayaraman

S.No.	Survey No	Extent of Acres	Boundaries			
			East (Survey No.)	West (Survey No)	North (survey No)	South (survey No)
1	117/1B	1.43	116/1B	110/7A,110/7B	117	117/2A,117/2B & 117/2C
2	124/9	1.14	124/12,122/13,124/14	124/8	KATTERI POND	120/1
3	120/3	2.50	122/1, 122/4,121/1A,121/2,119/1A,119/2	120/1,120/2	124/4	118/1B
4	120/1	1.37	120/3	110/1,110/2	124/8,124/9,124/14	120/2

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Lot No.2: Properties in the name of M/s Sri Devi Karumariamman Educational Trust

Sl No	Survey No	Extent(in acres)	Boundaries			
			East (survey No)	West (survey No)	North (survey No)	South (survey No)
1	59A/2	0.44	59A/3A	CANAL	59A/1	CANAL
	59A/3B	0.60	59A/4, 59A/5,59A/6	59A/3B	107/5B,106	CANAL
	59A/3A	0.61	59A/3B	59A/1	106	CANAL
	59A/1	0.80	59A/3A	CANAL	106	59A/2
	59A/5	0.36	59A/7B	59A/3B	59A/2	59A/6
	59A/6	0.70	59A/7B	59A/3B	59A/4	CANAL
	59A/7A	0.93	59A/8,59A/9	59A/7B	108/4B,109/8	59A/7B
	59A/7B	0.31	59A/9,59A/10,59A/11	59A/6,59A/5,59A/4	108/4A	CANAL
	59A/8	0.28	110/7B, 110/8	59A/7A	109/8	59A/9
	59A/9	0.12	110/8,110/9	59A/7A,59A/7B	59A/8	59A/10
	59A/10	0.13	110/9	59A/7B	59A/9	59A/11
59A/11	0.10	110/9	59A/7B	59A/10	CANAL	
	TOTAL	5.38				

S.No	Survey No	Extent(in acres)	Boundaries			
			East (survey No)	West (survey No)	North (survey No)	South (survey No)
2	109/7B	0.31	110/6	108/3	109/7A	109/B
	118/3B	0.43	119/4	118/3A	118/2B	117/1A
	117/1A	1.53	116/1A,116/1B	110/6,110/7A	118/3A,118/3B	117/1B
	117/2A	0.62	117/2B	110/8	117/1B	113
	116/1A	0.42	116/3A	117/1A	119/4	116/1B
	109/8	1.00	110/6,110/7A,110/7B	108/4B,108/3	109/7B	59A/8,59A/7A
		TOTAL	4.31			
3	107/5A	0.40	108/4A	106	107/4	107/5B
	107/5B	0.46	108/4A	106	107/5A	59A/4,59A/3B
	108/4A	0.42	108/4B	107/4,107/5A,107/5B	108/3	59A/7B
	107/4	0.85	108/3,108/4A	106	107/3D	107/5A
	108/3	0.44	109/7B,109/8,109/7A	107/3D,107/4	108/2	108/4A,108/4B
	108/4B	0.46	109/8	108/4A	108/3	59A/7A,59A/7B
	110/7A	0.46	117/1A,117/1B	109/8	110/6	110/7B
	110/7B	0.49	117/1B	59A/8,109/8	110/7A	110/8
	110/8	0.38	117/2A	59A/8,59A/9	110/7B	110/9
	110/9	0.51	113/111	59A/9,59A/10,59A/11	110/8	111
	118/1A	0.30	118/1B	110/5,110/4	120/2	118/24
	118/2A	0.62	118/2B	110/5	118/1A	118/3A
	118/3A	0.42	118/3B	110/6	118/2A	117/1A
	TOTAL	6.21				
4	116/3A	0.56	116/4,116/5,116/6	116/1A,116/1B	119/4	116/3B
5	116/4	0.32	116/10	116/3A	119/3,119/4	116/5
	116/6	0.31	116/11	116/3A,116/3B	116/5	116/7
	116/7	0.14	116/11	116/3B	116/6	116/8

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	119/4	0.65	119/3	118/3B,118/2B	119/3	116/1A,116/3A, 116/4
	TOTAL	1.42				
6	116/11(PART)	0.26	Road	116/5,116/6,116/7 &116/8	116/10	115/1
7	116/11(PART)	0.70	Road	116/5,116/6,116/7 &116/8	116/10	115/1
8	116/1B	0.56	116/3A,116/3B	117/1B,117/2C	116/1A	117/2C
9	116/5	0.32	116/11,116/10	116/3A	116/4	116/6
10	116/3A(PART)	0.21	116/4,116/5,116/6	116/1A,116/1B	119/4	116/3B
11	109/7A	0.31	110/5,110/6	108/2,108/3	109/6B	109/7B
	110/6	0.69	117/1A,118/3A	109/8,109/7B,109/7A	110/5	110/7A
	TOTAL	3.05				

LOT No. 3 : Properties in the name of M/s Sri Devi Karumariamman Educational Trust

Sl No	Survey No	Extent(in acres)	BOUNDARIES			
			East (survey No)	West (survey No)	North (survey No)	South (survey No)
1	118/2B	0.62	119/2 & 119/3	118/1A &118/2A	120/3	118/3B
2	118/1B	0.27				
3	124/3	0.48	124/6	124/1B	124/2	108/1A
4	124/4	0.24	124/7	124/2	Katteripond pathway	124/5
5	124/14	0.78	124/15A	124/9	124/13	124/3
6	124/10	0.22	124/11	Katteri pond Lake	Katteri pond Lake	124/12
7	124/15C	0.51	North South road	124/15A	124/15B2	122/3
8	107/3A	0.50	108/1B	106	107/2B	107/3B
9	107/3C	0.78	108/1B	106	107/3B	107/3D
10	109/4B	0.12	109/5	109/3B	109/3A	109/6A
11	109/6B	0.41	110/5	108/2 &108/1B	109/6A	109/7A
	TOTAL	4.93				
Sl No	Survey No	Extent(in acres)	BOUNDARIES			
			East (survey No)	West (survey No)	North (survey No)	South (survey No)
	108/2	0.36	109/3A, PORTION OF 109/3B, 6B,7B	107//3C,107/3B,3A,3C & Portion of land in 107/2B,107/3D	108/1A	108/3
	108/1B	1.15				
	109/6A	0.37	110/4,109/5,portion of 110/5	108/1B, Portion of 108/1A	109/2	109/6B
	109/3B	0.12				
	109/3A	0.24				
	120/2	1.29	120/3	110/3,110/4,portion of 110/2	120/1	118/1A



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	TOTAL	3.53				
Sl No	Survey No	Extent(in acres)	BOUNDARIES			
			East (survey No)	West (survey No)	North (survey No)	South (survey No)
1	121/2	0.22	121/3	121/3	121/1A	119/1A
2	121/2	0.22				
	TOTAL	0.44				

Sl No	Survey No	Extent(in acres)	BOUNDARIES			
			East (survey No)	West (survey No)	North (survey No)	South (survey No)
1	121/3	0.54	North South Road	Land in S.No 121/2	121/B	119/1B
2	119/2	1.07	North South Road	118/1B	119/1A & 119/1B	119/3
3	122/3	0.66	North South Road	122/2	124/15C	122/6 & portion in 122/5

Reserve Price fixed for the above properties as under:

DATE AND TIME OF E-AUCTION: 27th January 2020, 11.00 A.M. To 4.00 P.M. as per the schedule given hereunder (with an auto extension of 5 minutes till the conclusion of sale)

Last date for submission of e-bid with EMD : 24/01/2020

Lot No	E Auction Time	Reserve Price (Rs. In lakhs)	EMD (Rs. In lakhs)	Bid Increase amount
1	11.00 A.M. to 12.00 Noon	738.00	73.80	Rs.3,00,000.00
2	12.30 Noon to 1.30 P.M	8689.00	868.90	Rs. 5,00,000.00
3	2.00 P.M. to 3.00 P.M.	1109.00	110.90	Rs. 4,00,000.00

TERMS & CONDITIONS:

01. The e-Auction is being held on “AS IS WHERE IS” , “AS IS WHAT IS “ and “WHEREVER THERE IS ” condition.

02. The auction sale will be Online- E-Auction/Bidding through website <https://centralbank.auctiontiger.net> on 27/01/2020 and as per the scheduled time mentioned above .



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03. Intending bidders shall hold a valid Digital Signature Certificate, e-mail address and PAN number. For details with regard to Digital Signature Certificate please contact M/s e-Procurement Technologies Mr.Praveen.T Mobile No.09722778828 [Tel:079-61200587/509/515](tel:079-61200587/509/515) E Mail ID: praveen.thevar@auctiontiger.net or support@auctiontiger.net or Mr. Ashoknattar Mobile:09940655790 E mail ID: ashok@auctiontiger.net . Chennai reference:Mr.Bharathi Raja . Mobile No: 8939000594

04.Bidders are required to go through the website <https://centralbank.auctiontiger.net> and also the website www.auctiontiger.net for detailed terms and conditions of auction sale before submitting their bids and taking part in the e-Auction sale proceedings.

05. 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/ effecting 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 unknown to the bank. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues.

06. 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 24/01/2020 from 11.00 a.m to 4.00 p.m.

07. 10% of the reserve price i.e **Rs. 73.80.00 Lacs for Lot No.1; Rs. 868.90 Lakhs for Lot No.2;and Rs. 110.90 Lakhs for Lot No.3** , should be remitted towards EMD through RTGS/NEFT to Account No 3776756632 of Central Bank of India Stressed Asset Management Branch, Egmore, Chennai 600008 ,IFSC Code CBIN0283026 and the remittance details should be clearly noted in the bid form. Cheques or demand draft shall not be accepted as EMD amount.

08. 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 TechnologiesLtd. Help Line No.079-61200587/509/515 Help Line support@auctiontiger.net** or Mr. Ashoknattar Mobile:09940655790 and Chennai **Mr.Bharathi Raja Mobile No: 8939000594, E mail ID:ID.ashok@auctiontiger.net** and for further any property related query may contact **Mr.V.Matheshwaran, Chief Manager Mobile:7810026273 , T.Koothaiyan , Senior Manager,** Central Bank of India, SAM Branch, Egmore, Chennai 600008 **Tel. No.044-28883192 e-mail ID: sambchen@centralbank.co.in** during 10.00 a.m to 5.00 p.m on working days.

09.After Registration by the bidder in the Web Portal, the intending bidder/ purchaser is required to get the copies of the following documents uploaded in the Web Portal before last date of submission of the bid viz. i) Copy of the NEFT/RTGS Challan; ii)Copy of PAN Card; iii) Proof of Identification (KYC) viz. self-attested copy of Voter ID Card/ Driving License/ Passport etc. iv)Copy of proof of address; without which the bid is liable to be rejected.

10. The interested bidders who have submitted their bid not below the Reserve Price through online mode on or before **24/01/2020** 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 above by way of inter-se bidding amongst the bidders.



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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 Authorized Officer/Secured Creditor.

11. 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, within 24 hours of the acceptance of bid price by the Authorized Officer and the balance 75% of the sale price on or before 15th day of sale. 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.

Payment of sale consideration by the successful bidder to the bank will be subjected 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.

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

13. The prospective qualified bidders may avail online training on e-Auction from **M/s. E Procurement Technologies Ltd.,** prior to the date of e-Auction. Neither the Authorized Officer/ Bank nor **M/s. E Procurement Technologies Ltd.,** shall be liable for any Internet Network problem and the interested bidders to ensure that they are technically well equipped for participating in the e-Auction event.

14. The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and also all the statutory/ non-statutory dues, taxes, rates, assessment charges, fees etc. owing to anybody.

15. The bidders are advised to go through the detailed Terms & Conditions of e-Auction available on the Web Portal of **M/s.E Procurement Technologies Ltd.,** <https://centralbank.auctiontiger.net> before submitting their bids and taking part in the e-Auction

16. The Authorized Officer has the absolute right to accept or reject all or any of the bids at any point of time and also has the right to adjourn/postpone/cancel the e-auction sale or conduct re-e-auction without assigning any reason thereof.

Place: Chennai

AUTHORISED OFFICER

Date:18/12/2019

Central Bank of India