



**SMALL INDUSTRIES DEVELOPMENT BANK OF INDIA**  
756 L, Overseas Towers, Anna Salai, Chennai, 600002  
**Tel:(044)66636016/66636043**  
**Website www.sidbi.in**

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 6(2) and Rule 8(6)] of the Security Interest (Enforcement) Rules, 2002

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|--|--|
| Name and Address of the Secured Creditor                               | Small Industries Development Bank of India<br>756 L, Overseas Towers, Anna Salai,<br>Chennai 600002  |
| Name and Address of the Borrower/Mortgagor                             | <b>Borrower:</b> Chandra Royal Inn Private Ltd<br><b>Address:</b> R.S. No.62-3B, East coast Road, (Opp. Kulam), Velankanni Village, Keevalur Taluk, Nagapattinam District<br><br><b>Mortgagor:</b> Shri Joseph Selvakumar<br><b>Address:</b> Door No.52, Madha Koil Main Road, R.S No.84/4B1 & 84/4B2, Velankanni, Kilvelur Taluk, Nagapattinam District |
| Name of the Guarantors   | 1. Shri V Stalin<br>2. Shri Joseph Selvakumar  |
| Date of NPA, Date of demand notice and total dues as per Demand notice | Date of NPA: 08/10/2017<br>Date of demand notice u/s 13(2) of SARFAESI: 30/03/2015<br>Total dues as per Demand notice: ₹436,05,191/- (Rupees Four Crore Thirty Six Lakh Five Thousand One Hundred Ninety One only)   |
| Amount of Dues of the Bank   | ₹436,05,191/- (as on 30/03/2015) together with interest and other charges payable thereon with effect from 31/03/2015 till the date of payment to SIDBI.   |
| Description of the Properties/owner/mortgagor(s)                       | Name: <b>Chandra Royal Inn Private Ltd</b><br>Description of the Property: <b>Details in Table-A</b>   |
| Date and Time of Auction   | <b>October 03, 2019</b> between 3:00 PM and 4:00 PM with unlimited extension of 5 minutes duration each till conclusion of the sale.   |
| Portal of e-auction  | <a href="https://sidbi.auctiontiger.net">https://sidbi.auctiontiger.net</a>  |
| Reserve Price  | <b>Details in Table-A</b>  |
| Earnest Money Deposit  | <b>Details in Table-A</b>  |
| Incremental amount of Bids   | ₹25,000/-  |
| Address at which the document to be submitted                          | Small Industries Development Bank of India<br>Specialised Asset Recovery Branch,<br>Overseas Towers,<br>756 L, Anna Salai, Chennai-600 002   |

|  |   |
|--|---|
|  | Tel:(044)66636016/66636043  |
| Date of inspection of assets by intending bidders / purchasers | <b>September 13, 2019</b> from 10 am to 2 pm  |
| Last date for submission of EMD and documents                  | <b>September 20, 2019</b>   |
| EMD Remittance and Account Details                             | Beneficiary Name:<br>Small Industries Development Bank of India (SIDBI)<br>Beneficiary A/c no.: 37812235926<br>Beneficiary Bank Name: State Bank of India<br>Beneficiary's Bank Branch: SME Anna Salai, Chennai<br>IFSC Code: SBIN0070644 |

**(A) Brief Profile of the unit including description of assets advertised for sale**

|   |                                 |  |
|---|---------------------------------|--|
| 1 | Name of the unit                | <b>Chandra Royal Inn Private Ltd</b>   |
| 2 | Factory Address                 | R.S. No.62-3B, East coast Road, (Opp. Kulam), Velankanni Village, Keevalur Taluk, Nagapattinam District  |
| 3 | Type of Industry and Product(s) | Service Sector / Hotel   |
| 4 | Installed Capacity*             | --   |
| 5 | Connected Power Load*           | --   |
| 6 | Unpaid dues*                    | ₹436,05,191/- (as on 30/03/2015) together with interest and other charges payable thereon with effect from 31/03/2015 till the date of payment to SIDBI. |
| 7 | Operational/Non-operational     | Non-operational  |

\*The information given is based on the records available with the SIDBI. SIDBI does not undertake any responsibility for accuracy thereof. The bidders are requested to independently verify the details on their own.

**(B) Assets available for sale**

**Land\***

| Sr. no. | Property Details   | Land Details                   |   |
|---------|--|--------------------------------|---|
| 1       | Free hold rights on immovable properties viz., land admeasuring 151 cents situated at R.S. No.62-3B, East coast Road, (Opp. Kulam), Velankanni | Land Area                      | 130.34 cent   |
|         |  | Situated at (complete address) | R.S. No.62-3B, East coast Road, (Opp. Kulam), Velankanni Village, Keevalur Taluk, Nagapattinam District |
|         |  | Built-up Area                  | --  |

|   |                                      |                         |
|---|--------------------------------------|-------------------------|
| <p>Village, Keevalur Taluk, Nagapattinam District owned by Shri Joseph Selvakumar, Director (present extent available land is 130.34 cents after acquisition of land by Government of Tamil Nadu).<br/>It may be noted that the proposed land is leased out to the borrower viz., Chandra Royal Inn P Ltd for a period of 20 years from 01.06.2011 to 31.05.2031 by owner of the land viz., Shri Joseph Selvakumar for a monthly rental of ₹ 10,000/-. Accordingly, the buyer will get the possession of the land only on 01.06.2031 i.e. approximately after 12 years.</p> | <p>Agricultural/non-agricultural</p> | <p>Non-agricultural</p> |
|---|--------------------------------------|-------------------------|

\* as per record available.

**Table-A**

| Sr. no. | Description of properties   | Reserve price (in ₹) | EMD (in ₹) |
|---------|---|----------------------|------------|
| 1       | <p>Free hold rights on immovable properties viz., land admeasuring 151 cents situated at R.S. No.62-3B, East coast Road, (Opp. Kulam), Velankanni Village, Keevalur Taluk, Nagapattinam District owned by Shri Joseph Selvakumar, Director (present extent available land is 130.34 cents after acquisition of land by Government of Tamil Nadu).<br/>It may be noted that the proposed land is leased out to the borrower viz., Chandra Royal Inn P Ltd for a period of 20 years from 01.06.2011 to 31.05.2031 by owner of the land viz., Shri Joseph Selvakumar for a monthly rental of ₹10,000/-. Accordingly, the buyer will get the possession of the land only on 01.06.2031 i.e. approximately after 12 years.</p> | 6,11,13,420          | 30,00,000  |

### Terms and conditions for sale of secured assets

1. E-auction will be upto the date & time mentioned above, with extensions of 5 Minutes each for bid increment and minimum bid increment amount ₹25,000/-.
2. The intending purchaser can inspect the property **(on their own as the bank is having symbolic possession on the same)** on **September 13, 2019** from 10:00 am to 2:00 pm with prior appointment at his/her expenses. For prior appointment please contact Shri K R Pai, Assistant General Manager, Mobile:8133039369, email: krpai@sidbi.in and Shri K V Gopikrishna, Deputy General Manager at Mobile: 09490439249, email:kvgopi @sidbi.in
3. On **September 20, 2019** or before, the intending bidders will have to submit the following documents to the Authorized Officer at SIDBI's office at 756 L, Overseas Towers, Anna Salai, Chennai 600002 (1) Proof of EMD deposit, UTR No. of NEFT/ RTGS, (2) PAN card/ Form 60, (3) Latest Address Proof and also keep scanned copies ready which they will have to upload on the site [www.sidbi.in](http://www.sidbi.in) at the time of registration, for getting login ID and password (which will be required for bidding)
4. Prospective bidders are required to obtain user password which is mandatory, for bidding in above E-Auction from E-Procurement Technologies Limited, A/801, Wall Street-2, Opp. Orient Club, Near Gujarat College, Ellisbridge, Ahmedabad-380006, Helpline no.: 079-40230816/ 817/ 818/ 813/ 814/ 815/ 820, 821/ 822, Helpline email ID: [support@auctiontiger.net](mailto:support@auctiontiger.net). Contact persons: Mr. Shobhit Shukla, Mobile no.: 9265562840 / 8707586217 and Mr. Ram Sharma, Mobile no.: 8000023297, Email ID: [ramprasad@auctiontiger.net](mailto:ramprasad@auctiontiger.net), [up@auctiontiger.net](mailto:up@auctiontiger.net).. Password will be allotted to only those bidders who fulfill all the terms and conditions of the E-Auction and have deposited the requisite EMD with the Authorised Officer, on or before **September 20, 2019** by 4.00 pm.
5. E-auction will be conducted by the Bank and prospective bidders may avail online training for E-Auction from E-Procurement Technologies Limited, A/801, Wall Street-2, Opp. Orient Club, Near Gujarat College, Ellisbridge, Ahmedabad-380006, Helpline no.: 079-40230816/ 817/ 818/ 813/ 814/ 815/ 820, 821/ 822, Helpline email ID: [support@auctiontiger.net](mailto:support@auctiontiger.net). Contact persons: Mr. Shobhit Shukla, Mobile no.: 9265562840 / 8707586217 and Mr. Ram Sharma, Mobile no.: 8000023297, Email ID: [ramprasad@auctiontiger.net](mailto:ramprasad@auctiontiger.net), [up@auctiontiger.net](mailto:up@auctiontiger.net).
6. The EMD as mentioned above shall be paid by the bidders through Demand Draft/A/c Payee Pay Order drawn on any Nationalized or Scheduled Bank in favour of Small Industries Development Bank of India or online through /NEFT/RTGS in the Account No.: 37812235926, Name of the A/C.: Current Account, Bank: State Bank of India, Name of the branch - SME Branch, Anna Salai, Chennai 600018, Name of the Beneficiary: Small Industries Development Bank of India, IFSC Code No.: SBIN0070644.
7. The envelope containing the EMD should be super-scribed "Details of property for which the tender form is submitted alongwith the details of

the sender i.e. address, e-mail id and mobile number (E-mail ID of the prospective bidder is absolutely necessary, as all the relevant information and allotment of password will be conveyed through e-mail). In case of multiple properties, separate envelope be submitted in case the prospective bidders desire to bid for more than one property.

8. On receipt of EMD the prospective bidders will receive user id/password on their valid email id (mandatory for e-Auction) from E-Procurement Technologies Limited, A/801 Wall Street-2, Opp. Orient Club, Near Gujarat College, Ellisbridge, Ahmedabad-380006, Helpline no.: 079-40230816/ 817/ 818/ 813/ 814/ 815/ 820, 821/ 822, Helpline email ID: [support@auctiontiger.net](mailto:support@auctiontiger.net). Contact persons: Mr. Shobhit Shukla, Mobile no.: 9265562840 / 8707586217 and Mr. Ram Sharma, Mobile no.: 8000023297, Email ID: [ramprasad@auctiontiger.net](mailto:ramprasad@auctiontiger.net), [up@auctiontiger.net](mailto:up@auctiontiger.net). Bidders shall hold a valid email ID (e-mail ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID & password by E-Procurement Technologies Limited, A/801, Wall Street-2, Opp. Orient Club, Near Gujarat College, Ellisbridge, Ahmedabad-380006, Helpline no.: 079-40230816/ 817/ 818/ 813/ 814/ 815/ 820, 821/ 822, Helpline email ID: [support@auctiontiger.net](mailto:support@auctiontiger.net). Contact persons: Mr. Shobhit Shukla, Mobile no.: 9265562840 / 8707586217 and Mr. Ram Sharma, Mobile no.: 8000023297, Email ID: [ramprasad@auctiontiger.net](mailto:ramprasad@auctiontiger.net), [up@auctiontiger.net](mailto:up@auctiontiger.net). may be conveyed through e-mail).
9. If the borrower / mortgagor(s) / guarantor(s) pays in full, the amount due, on or before the date of e-auction, the assets will not be sold and necessary communication will be sent to the bidders.
10. The last date of deposit EMD along with Tender form is on or before **September 20, 2019** by 5:30 pm to the Authorized Officer, SARB, Small Industries Development Bank of India at 756 L, Overseas Towers, Anna Salai, Chennai 600002.
11. The EMD received late for any reason whatsoever will not be entertained.
12. Bank reserves the right to accept or reject any or all tenders/bids before confirmation of sale and cancel the e-auction sale without assigning any reason whatsoever.
13. The interested bidders who have submitted their EMD along with necessary documents on or before **September 20, 2019** till 5:30 p.m., shall be eligible for participating in the e-bidding process. The e-Auction of above property would be conducted exactly on the scheduled Date & time as mentioned above by way of inter-se bidding amongst the bidders. The bidders shall improve their offer in multiple of the amount mentioned under the column "Bid increase amount" against each property. 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.

14. The successful bidder at the end of auction, shall pay 25% of the bid amount (inclusive of EMD already deposited) on the same day or not later than next working day after the bid is knocked down in its / his favour. The balance amount shall be paid by the purchaser within 15 days from the date of confirmation of sale or within such extended period as may be agreed upon in writing between the purchaser and the secured creditor, in any case not exceeding three months.
15. In case of default in payment by the successful bidder, the amount already deposited by the bidder shall be forfeited and property shall be put to auction once again and the defaulting bidder shall have no claim / right in respect of property/amount. As the sale is subject to confirmation by SIDBI, the offers would be treated as open.
16. The property will be sold on "As is where is", "As is what is" and "Whatever there is" basis.
17. To the best of knowledge and information of the Authorized Officer, there is/are no encumbrance on the assets / properties other than that of SIDBI. However, prior to submitting the bid, the intending bidders should make their own independent inquiries regarding the encumbrances, claims, rights, dues affecting the assets / properties and satisfy themselves about the same.
18. SIDBI will be at liberty to amend / modify / delete any of the above conditions as may be deemed necessary in the light of the facts and circumstances of the case. In case the offer for purchase of assets on deferred payment basis from a purchaser is accepted, SIDBI reserves its right to annul/amend the offer if it receives unsatisfactory report from the banker/s of the purchaser or for any other valid reasons.
19. This sale is without prejudice to SIDBI's rights to proceed against the Borrower/guarantors etc. before Debts Recovery Tribunal and /or as per the recovery certificate that may be obtained by SIDBI.
20. The authorized officer/secured creditors shall not be responsible for any charges, lien, encumbrances, property tax or any other dues to the Govt. or anybody in respect of the properties under sale.
21. The successful bidder/s shall bear exclusively all the charges/taxes/rates payable for conveyance including stamp duty, registration charge, other surcharge, if any, any other known/unknown liability, expenses, property tax, any other dues to the Govt. or anybody in respect of properties/assets sold.
22. The intending bidders should make discreet enquiries as regards to the property /area and extent of the same /from any authorities besides the Bank's charges and go through title documents and satisfy themselves about the title extent of the property, any statutory liabilities, arrears of property tax before submitting the bid. No claim of whatsoever nature regarding the property put for sale, encumbrance over the property, any other matter will be entertained after submission of the online bid.
23. SIDBI/ Authorized Officer does not undertake any responsibility to procure any permission/ license, approval, etc. in respect of the properties/assets

- offered for sale or for settlement of any dues whatsoever in respect of the said properties/assets. The successful bidder / purchaser will have to obtain necessary approval / license / permissions from any concerned authorities pertaining to the properties on its own and on its own cost.
24. The sale is subject to confirmation by the secured creditors i.e. SIDBI.
  25. No bids will be acceptable below Reserve price. Bids with conditional offer will be treated as invalid.
  26. Correspondence about any change / modification in the offer after submission of tender / bid will not be entertained. Bids once made shall not be cancelled or withdrawn. All bids made from the User ID given to bidder will be deemed to have been made by him / them / it only.
  27. The purchaser will not manufacture at the site after acquisition any of the hazardous/prohibited items as specified by the Government from time to time.
  28. Bidding in the last minutes and seconds should be avoided by the bidders in their own interest. The prospective qualified bidders may avail online training on e-Auction from E-Procurement Technologies Limited, A/801, Wall Street-2, Opp. Orient Club, Near Gujarat College, Ellisbridge, Ahmedabad-380006, Helpline no.: 079-40230816/ 817/ 818/ 813/ 814/ 815/ 820, 821/ 822, Helpline email ID: support@auctiontiger.net. Contact persons: Mr. Shobhit Shukla, Mobile no.: 9265562840 / 8707586217 and Mr. Ram Sharma, Mobile no.: 8000023297, Email ID: ramprasad@auctiontiger.net, up@auctiontiger.net.. prior to the date of e-Auction. Neither the Authorized Officer/Bank nor E-Procurement Technologies Limited e-auction agency shall be liable for any Internet Network problem and the interested bidders have to ensure that they are technically well equipped for participating in the e-Auction event.
  29. EMD amount shall be adjusted in case of the highest/successful bidders. For unsuccessful bidders it will be refunded within 7 days from the date of of e-auction and bidders will not be entitled to claim any interest, cost, expenses and any other charges (if any).
  30. The sale certificate shall be issued in the same name in which the tender / bid is submitted. No request for change of name of bidder(s) / substitution shall be entertained.
  31. All bidders shall be deemed to have read and understood the terms and conditions of sale and be bound by them.
  32. The Authorized Officer reserves its right to negotiate with the highest bidders for further improvement in the offer in order to maximize the recovery of public money.
  33. The e-auction will be conducted under the supervision of the Authorized officer of SIDBI and an auction agency engaged by SIDBI for the purpose. Disputes, if any, shall be within the jurisdiction of Chennai Court only.

34. In case the E-auction schedule is cancelled before the scheduled date of sale, it will only be displayed on the notice board of SIDBI Chennai Branch Office.
35. This publication is also 30 days' notice to the borrower/mortgagor/guarantors.
36. Words and expression used herein above shall have the same meaning assigned to them in SARFAESI Act, 2002, and rules framed there under.
37. For further details or assistance including assistance for participating in the e-auction process (for those not having internet access) please contact Shri K R Pai, Assistant General Manager, Mobile:8133039369, email: krpai@sidbi.in and Shri K V Gopikrishna, Deputy General Manager at Mobile: 09490439249, email:kvgopi @sidbi.in at Small Industries Development Bank of India, at 756 L, Overseas Towers, Anna Salai, Chennai 600002 or service provider E-Procurement Technologies Limited, A/801, Wall Street-2, Opp. Orient Club, Near Gujarat College, Ellisbridge, Ahmedabad-380006, Helpline no.: 079-40230816/ 817/ 818/ 813/ 814/ 815/ 820, 821/ 822, Helpline email ID: support@auctiontiger.net. Contact persons: Mr. Shobhit Shukla, Mobile no.: 9265562840 / 8707586217 and Mr. Ram Sharma, Mobile no.: 8000023297, Email ID: ramprasad@auctiontiger.net, up@auctiontiger.net.

**Sd/-**  
**Authorised Officer**  
**SMALL INDUSTRIES DEVELOPMENT BANK OF INDIA**

**Date: 26/08/2019**  
**Place: Chennai**