

**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 Movable and 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 756 L, Overseas Towers, Anna Salai, Chennai 600002  |
| Name and Address of the Borrower/Mortgagor | **Borrower:** Rajadeepan JewelleryNo.181A/5, 181A/6, S N High Road, Sripuram, Thirunelveli -627001.**Mortgagors:** 1. Shri P.Natarajan,

 No. 48, Vedathiri Nagar, Thirunelveli- 627006.1. Shri T.N.Parthiban,

 No. 95, 15th Cross Street, Kodeeswaran Nagar, Thirunelveli-627006.1. Smt.A.Subbulakshmi,

 No. 102/7, Abirami Nagar, Tirunelveli- 6270061. Smt. N.Susila,

 No. 48, Vedathiri Nagar, Thirunelveli- 6270061. Smt.P.Shanmugasundari,

 No. 95, 15th Cross Street, Kodeeswaran Nagar, Thirunelveli-627006. 1. Shri P.Ayyamperumal,

 No.102/7, Abirami Nagar, Tirunelveli- 627006. |
| Name of the Guarantors | Shri P.Natarajan, Shri T.N.Parthiban,Smt. A.Subbulakshmi, Smt. N.Susila, Smt. P.Shanmugasundari Shri P. Ayyamperumal |
| Date of NPA, Date of demand notice and total dues as per Demand notice  | Date of NPA: 08/10/2017Date of demand notice u/s 13(2) of SARFAESI: 24/10/2018Total dues as per Demand notice: `303,66,514/-  |
| Amount of Dues of the Bank | `303,66,514/- as on 24/10/2018 and further interest w.e.f 24/10/2018 and other costs and charges. |
| Description of the Properties/owner/mortgagor(s) | Name: Rajadeepan Jewellery |
| Description of the Property: **Details in Table-A** |
| Date and Time of Auction | **May 09, 2019** 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 | [https://sidbi.auctiontiger.net](https://sidbi.auctiontiger.net/) |
| Reserve Price | **Details in Table-A** |
| Earnest Money Deposit | **Details in Table-A** |
| Incremental amount of Bids | `25,000/- |
| Address at which the document to be submitted | Small Industries Development Bank of IndiaChennai Branch Office, Overseas Towers,756 L, Anna Salai, Chennai-600 002 Tel:(044)66636016/66636043 |
| Date of inspection of assets by intending bidders / purchasers | **April 15, 2019** from 10:30 am to 4.00 pm |
| Last date for submission of EMD and documents  | **May 03, 2019** |
| EMD Remittance and Account Details  | Beneficiary Name: Small Industries Development Bank of India (SIDBI)Beneficiary A/c no.: 37812235926Beneficiary Bank Name: State Bank of IndiaBeneficiary’s Bank Branch: SME Anna Salai, ChennaiIFSC Code: SBIN0070644 |

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

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| --- | --- | --- |
| 1 | Name of the unit | Rajadeepan Jewellery |
| 2 | Factory Address | No.181A/5, 181A/6, S N High Road, Sripuram, Thirunelveli -627001. |
| 3 | Type of Industry and Product(s) | Jewellery |
| 4 | Installed Capacity\* | Nil |
| 5 | Connected Power Load\* | Nil |
| 6 | Unpaid dues\* | `303,66,514/- as on 24/10/2018 and further interest w.e.f 24/10/2018 and other costs and charges. |
| 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**\*

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| --- | --- | --- |
| **Sr. no.** | **Property Details** | **Land Details** |
| 1 | House building, bearing Door No.95- Owner of the property- Shri T N Parthiban | Land Area  | 2950 sq. ft. |
| Situated at (complete address) | Door No.95, Nainar Illam, Kodeeswaran Nagar, 15th cross, Pettai Village & Rural panchayat, Tirunelveli taluk-627 006 |
| Built-up Area | 3374 sq.ft |
| Agricultural/non-agricultural | Non-agricultural |
| 2 | House building, bearing Door No.48- Owner of the property- Shri P Natarajan | Land Area  | 2307 sq. ft. |
| Situated at (complete address) | Door No.48, Kodeeswaran Nagar, 11th cross street, Pettai Village & Rural panchayat, Tirunelveli-627006 |
| Built-up Area | 3374 sq. ft. |
| Agricultural/non-agricultural | Non-agricultural |
| 3 | Vacant site - Owner of the property- S/Shri P Ayyamperumal, P Natarajan and T N Parthiban | Land Area  | 1016.75 sq. ft. |
| Situated at (complete address) | Kodeeswaran Nagar, 2nd street, Cheranmadevi Road, Ward-6, Block-22, Pettai Village, Tirunelveli-627 006 |
| Built-up Area | Nil |
| Agricultural/non-agricultural | Non-agricultural |
| 4 | Item No 1 House Building, bearing Door No.669, constructed in the Southern Portion- Owner of the property- Mrs A Subbulakshmi, Mrs N Susila and Mrs P Shanmugasundari. | Land Area  | 1082.81 sq. ft. |
| Situated at (complete address) | Plot No.1(South Part), Kodeeswaran Nagar, 8th street, Pettai Village & Rural panchayat, Tirunelveli Taluk-627 006 |
| Built-up Area | 800 sq. ft. |
| Agricultural/non-agricultural | Non-agricultural |
| 5 | Item No 2House Building, bearing Door No.670, constructed in the Northern Portion of the house site- Owner of the property- Mrs A Subbulakshmi, Mrs N Susila and Mrs P Shanmugasundari. | Land Area  | 1117.19 sq. ft. |
| Situated at (complete address) | Plot No.1(North Part), Kodeeswaran Nagar, 8th street, Pettai Village & Rural panchayat, Tirunelveli Taluk-627 006 |
| Built-up Area | 800 sq.ft |
| Agricultural/non-agricultural | Non-agricultural |

\* as per record available.

**b) Buildings**\*

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Sl. No.** | **Property Details** | **Floor** | **Area (sq.ft)** | **Type of Construction** |
| 1 | House building, bearing Door No.95- Owner of the property- Shri T N Parthiban | Ground Floor | 1502 | RCC |
| First Floor | 1502 | RCC |
| Second Floor | 370 | RCC |
| **Total Built-up area** | 3374 |  |
| 2 | House building, bearing Door No.48- Owner of the property- Shri P Natarajan | Ground Floor | 1500 | RCC |
| First Floor | 1300 | RCC |
| **Total Built-up area** | 2800 |  |
| 3 | Vacant site - Owner of the property- S/Shri P Ayyamperumal, P Natarajan and T N Parthiban | Vacant plot |
| 4 | Item No 1 House Building, bearing Door No.669, constructed in the Southern Portion- Owner of the property- Mrs A Subbulakshmi, Mrs N Susila and Mrs P Shanmugasundari. | Ground Floor | 665 | RCC |
| Portico | 135 | RCC |
| **Total Built-up area** | 800 |  |
| 5 | Item No 2House Building, bearing Door No.670, constructed in the Northern Portion of the house site- Owner of the property- Mrs A Subbulakshmi, Mrs N Susila and Mrs P Shanmugasundari. | Ground Floor | 665 | RCC |
| Portico | 135 | RCC |
| **Total Built-up area** | 800 |  |

\* as per record available.

**Table-A**

|  |  |  |  |
| --- | --- | --- | --- |
| **Sr. no.** | **Description of properties** | **Reserve price (in `)** | **EMD****(in `)** |
| 1 | House building bearing Door No.95, constructed in the vacant site in Tirunelveli District, Tirunelveli Taluk, Tirunelveli Registration District, Pettai Sub-Registration District, admeasuring 2950 sq. ft., ie., Item No.1: the western portion, admeasuring 2000 sq. ft., out of Eastern 35 cents out of 50 cents (ie., 17 cents in R.S.No.138/1B & 33 cents in R.S.No.138/2) and butted and bounded by North:East-West Road, East: Eastern portion of the building in Door No.95(Item no.2); South:Vacant site belonging to Shri. Sundaradass; West:Vacant site belonging to Shri Radhakrishnan, measuring East to West 40 Ft., on the North and the South and North to South 50 Ft., on the East and the West. (And)Item No.2 the Eastern portion, measuring 950 Sq.Ft., out of 50 cents (i.e. 17 cents in R.S.No.138/1B & 33 cents in R.S.No.138/2) butted and bounded by: North: East-West Road; East:Property belonging to Shri Anbarasan; South: Vacant site belonging to Shri Sundaradass; West : Western Portion of Door No.95 (Item No.1)admeasuring East to West 19 Ft., on the North and the South and North to South 50 Ft., on the East and the West. | 83,04,000/- | 4,50,000/- |
| 2 | House building bearing Door No.48, constructed in the house site admeasuring North-Eastern 2307 sq. ft., out of 44 cents comprised in R.S.Nos.109/1B1 in Tirunelveli District, Tirunelveli Registration District, Pettai, Sub-Registration District butted and bounded by North:Vacant site belonging to Shri Seethai; East:Vacant site in S.No.109/1A; South: Vacant site belonging to Smt. Mangayarkarasi; West:North-South Road; admeasuring East to West 70 Ft., on the North and 63 ¾ feet, on the South and North to South 37 feet, on the East and 32 feet on the West.  | 64,86,000/- | 3,50,000/- |
| 3 | Vacant site admeasuring western 1016.75 sq. ft., (i.e. 2.33 cents) out of Northern 4.67 cents out of 48 cents comprised in old R.S.Nos.97/B & 97/C, New T.S.No.2652/2 in Tirunelveli District, Tirunelveli Registration District, Pettai Sub-Registration District butted and bounded by: North:East-West Street; East:Eastern Portion admeasuring 2.34 Cents out of 4.67cents belonging to Shri Kaja Mohaideen; South :vacant site belonging to Shri Sekar in T.S.No.2652/2; West: Property belonging to Shri Muppidathi Konar admeasuring East to West 23 feet, on the North and 18.50 feet, on the South and North to South 49 Ft., on the East and the West T.S.W.B, Cheranmadevi Road. | 9,33,000/- | 50,000/- |
| 4  | House building bearing Door No.669 constructed in the Southern Portion of the house site bearing Plot No.1, admeasuring 1082.8121 sq. ft., out of Northern 41½ cents out of 93 cents comprised in R.S.No.162/2 in Tirunelveli District, Tirunelveli Taluk, Tirunelveli Registration District, Pettai Sub-Registration District, **Item No.1** butted and bounded by:- North: Northern Portion of Plot No.1 **Item No.2** butted and bounded by:-East :North-South Street; South: East- West Street; West: Vacant site of Plot No.2 admeasuring East to West 33 feet on the North and 32 feet on the South and North to South 35 feet on the East and 33.75 feet on the West. | 21,50,000/- | 1,50,000/- |
| 5 | **Item No.2**House building, bearing Door No.670, constructed in the Northern Portion of the house site, bearing Plot No.1, admeasuring 1117.1875 sq. ft., out of Northern 41½ cents out of 93 cents comprised in R.S.No.162/2 butted and bounded by:- North: Property in S.No.149; East:North South Street; South: Southern Portion of Plot No.1 (Item No.1); West: Vacant site of Plot No.2 adeasuring East to West 32 feet on the North and 31 feet on the South and North to South 35 feet on the East and 33.75 feet on the West. | 21,81,000/- | 1,50,000/- |

**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 `25000/-.
2. The intending purchaser can inspect the property, on **April 15, 2019** from 10:00 am to 4:00 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 Sunil S, Deputy General Manager at Mobile:8411957015, email:ssunil@sidbi.in
3. On **May 03, 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. Contact persons: Mr. Shobhit Shukla, Mobile no.: 9265562840 / 8707586217 and Mr. Ram Sharma, Mobile no.: 8000023297, Email ID: ramprasad@auctiontiger.net, 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 **May 03, 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. Contact persons: Mr. Shobhit Shukla, Mobile no.: 9265562840 / 8707586217 and Mr. Ram Sharma, Mobile no.: 8000023297, Email ID: ramprasad@auctiontiger.net, 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 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. Contact persons: Mr. Shobhit Shukla, Mobile no.: 9265562840 / 8707586217 and Mr. Ram Sharma, Mobile no.: 8000023297, Email ID: ramprasad@auctiontiger.net, 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. Contact persons: Mr. Shobhit Shukla, Mobile no.: 9265562840 / 8707586217 and Mr. Ram Sharma, Mobile no.: 8000023297, Email ID: ramprasad@auctiontiger.net, 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 **May 03, 2019** by 4:00 pm to the Authorized Officer, 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 **May 03, 2019** till 4:00 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 Tribunaland /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 Sunil S, Deputy General Manager at Mobile:8411957015, email:ssunil@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.

Authorised Officer

SMALL INDUSTRIES DEVELOPMENT BANK OF INDIA

Date:05/04/2019

Place: Chennai