



Indian Overseas Bank

Singanallur Branch

Coimbatore
Tamil Nadu Pin 641 015

Phone: 0422 2595909
e-mail job1844@iob.in

Place: Coimbatore
Date:04.11.2019

(Issued under Rule 8(6) and 9(1) of the Security Interest (Enforcement) Rules 2002)

To

M/s PERFECT TECH
Rep by Proprietor Mr. T.Karuthapandian,
22, Bethel nagar, SIHS Colony west
Civil aerodrome post,
Coimbatore – 641 014

Sir,

1. This has reference to recovery actions initiated against you under the provisions of the SARFAESI Act 2002.
2. Please refer to the possession notice dated 27.02.2019 issued to you regarding taking possession of the secured assets more fully described in the schedule below and the publication of the said possession notice in The New Indian Express and Dinamani on 04.03.2019 by the undersigned for the purpose of realization of the secured assets in exercise of the powers conferred on the bank as Secured Creditor under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the Rules there under.
3. You the above named borrowers / mortgagors have failed to pay the dues in full save and except after issuance of demand notice dated 05.11.2018. Hence it is proposed to sell the secured assets mentioned in the Schedule below on "as is where is" and "as it is what is" condition under Sec 13(4) of the Act read with Rules 8 & 9 of the Security Interest (Enforcement) Rules, 2002.
4. The dues in the loan account as on 04.11.2019 is Rs. 63,36,852.17/- (Rupees Sixty three lacs thirty six thousand eight hundred and fifty two rupees and seventeen paise only) - along with further interest at contractual rates and rests, besides costs / charges incurred till the date of repayment in full.
5. We hereby give you notice of 15 days that the below mentioned secured assets shall be sold by the undersigned on 21.11.2019 between 12.00 P.M. and 1.00 pm

hours with auto extension of 5 minutes through e-auction using <http://www.matexauctions.com>.

Property 1:--

Item 1: (Acquired through sale deed bearing doc No.4397/2006)

In Coimbatore Registration District, Singanallur Sub-Registration District, Sulur Taluk, in Irugur village, an extent of 2.75 acres in SF no.208/3A, in this an extent of 2.03 acres, in this an extent of 10 ¾ cents in this middle portion measuring an extent of 1531 sqft with the following boundaries and measurements:

East of 20, North south Road
West of North south road in Sf no.208/4A1
South of Porkodis property
North of K.ponnusamy and P.Saraswathi property

Measurements:--

East west on North 33'6''
East west on south 40'9''
North South on west 41'3''
North south on east 41'3''

Admeasuring an extent of 1531 sqft or 142.234 sq meter or 3 cents and 224 sq ft of site together with the right to use usual cart tracks , pathways and all other common rights.

Item 2: (Acquired through sale deed bearing doc No. 4397/2006)

In Coimbatore Registration District, Singanallur Sub-Registration District, Sulur Taluk, in Irugur village, an extent of 2.75 acres in SF no.208/3A, in this an extent of 2.03 acres in this an extent of 10 ¾ cents, in this the northern portion measuring an extent of 1531 sqft with the following boundaries and measurements:

East of 20' North south Road
West of North south road in Sf no.208/4A1
South of 25' East west Road
North of David Devadas's property

Measurements:--

East west on North 24'0''
East west on south 33'6''
North South on west 51'3''
North south on east 55'3''

Admeasuring an extent of 1531 sqft or 142.234 sq meter or 3 cents and 224 sq ft of site together with the right to use usual cart tracks , pathways and all other common rights. The property situated in EB colony with in the limits of Irugur village.

Reserve Price: Rs.55,00,000.00

EMD: Rs. 5,50,000.00

Property II:

Then Tiruppur Registration District, presently Coimbatore Registration District, Sulur Sub-Registration District, Sulur Taluk, within the limits of Sulur Panchayath union and kadampadi Panchayath, Kadampadi village, an extent of 3.11 acres or 1.26.0 Hectares in SF no.278/1, an extent of 2.19 acres or 0.89.0 Hectares (Kist rs.3.69) in this western side portion in North South measuring an extent of 0.27 acres, an extent of 0.85 acres or 0.34.5 Hectares in SF no.278/3 (kist Rs.1.49) in this the western side portion in North south measuring an extent of 0.17 acre . Therefore a total extent of 3.55 acres (kist Rs.6.00) have been converted to layout of house sites , in this site no.33 with the following boundaries and measurements:

North of Site no.34
South of Reserve site
East of lands in SF no.311
West of 23' North south layout Road

Measurements:--

East west on both sides 56'
North south on east 27'
North South on west 31'

Admeasuring an extent of 1624 sqft or 150.87 sq meter or 3 cents and 318 sq ft of site together with buildings constructed thereon with the Doors, Windows, Electricity service connections, water connection , their deposit , right to use lay out roads, cart tracks and all other common rights.

Door no.5/21.Property situated in SF no.278/1, pari nagar

The above properties are owned by Mr. T.Karuthapandian

Reserve Price: Rs.14,40,000.00

EMD: Rs. 1,44,000.00

Yours Faithfully

Authorised officer

Encl:

1. E-auction notice containing terms and conditions



Indian Overseas Bank

Singanallur Branch

Coimbatore
Tamil Nadu Pin 641 015

Phone: 0422 2595909
e-mail iob1844@iob.in

Place: Coimbatore

Date: 04.11.2019

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

[Under Proviso to Rule 8(6) of Security Interest (Enforcement) Rules]

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 to the Secured creditor, the constructive possession of which has been taken by the Authorised Officer of Indian Overseas Bank, Kuniyamuthur Branch, Secured Creditor, will be sold on "As is where is" "As is what is" and "Whatever there is" on 21.11.2019 for recovery of Rs. 63,36,852.17/- (Rupees Sixty three lacs thirty six thousand eight hundred and fifty two rupees and seventeen paise only) as on 04.11.2019 due to the Secured Creditor from M/s PERFECT TECH represented by Proprietor Mr. T.Karuthapandian, 22, Bethel nagar, SIHS Colony west, Civil aerodrome post, Coimbatore – 641 014.

The reserve price for Property 1: will be Rs.55, 00,000.00 and the earnest money deposit will be Rs.5, 50,000.00 and for property 2: reserve price will be Rs.14, 40,000/- and earnest money deposit will be Rs.1, 44,000/-.

Description of properties

Property 1:--

Item 1: (Acquired through sale deed bearing doc No.4397/2006)

In Coimbatore Registration District, Singanallur Sub-Registration District, Sular Taluk, in Irugur village, an extent of 2.75 acres in SF no.208/3A, in this an extent of 2.03 acres, in this an extent of 10 ¼ cents in this middle portion measuring an extent of 1531 sqft with the following boundaries and measurements:

East of 20, North south Road

West of North south road in Sf no.208/4A1
South of Porkodis property
North of K.ponnusamy and P.Saraswathi property

Measurements:--

East west on North 33'6''
East west on south 40'9''
North South on west 41'3''
North south on east 41'3''

Admeasuring an extent of 1531 sqft or 142.234 sq meter or 3 cents and 224 sq ft of site together with the right to use usual cart tracks , pathways and all other common rights.

Item 2: (Acquired through sale deed bearing doc No. 4397/2006)

In Coimbatore Registration District, Singanallur Sub-Registration District, Suler Taluk, in Irugur village,an extent of 2.75 acres in SF no.208/3A, in this an extent of 2.03 acres in this an extent of 10 ¾ cents, in this the northern portion measuring an extent of 1531 sqft with the following boundaries and measurements:

East of 20' North south Road
West of North south road in Sf no.208/4A1
South of 25' East west Road
North of David Devadas's property

Measurements:--

East west on North 24'0''
East west on south 33'6''
North South on west 51'3''
North south on east 55'3''

Admeasuring an extent of 1531 sqft or 142.234 sq meter or 3 cents and 224 sq ft of site together with the right to use usual cart tracks , pathways and all other common rights.The property situated in EB colony with in the limits of Irugur village.

Reserve Price: Rs.55,00,000.00

EMD: Rs. 5,50,000.00

Property II:

Then Tiruppur Registration District, presently Coimbatore Registration District, Suler Sub-Registration District, Suler Taluk, within the limits of Suler Panchayath union and kadampadi Panchayath, Kadampadi village, an extent of 3.11 acres or 1.26.0 Hectares in SF no.278/1, an extent of 2.19 acres or 0.89.0 Hectaraes(Kist rs.3.69) in this western side portion in North South measuring an extent of 0.27 acres, an extent of 0.85 acres or 0.34.5 Hectares in SF no.278/3 (kist Rs.1.49) in this the western side portion in North south measuring an extent of 0.17 acre . Therefore a total extent of 3.55 acres (kist Rs.6.00) have been converted to layout of house sites , in this site no.33 with the following

boundaries and measurements:

North of Site no.34
South of Reseve site
East of lands in SF no.311
West of 23' North south layout Road

Measurements:--

East west on both sides 56'
North south on east 27'
North South on west 31'

Admeasuring an extent of 1624 sqft or 150.87 sq meter or 3 cents and 318 sq ft of site together with buildings constructed thereon with the Doors, Windows, Electricity service connections, water connection , their deposit , right to use lay out roads, cart tracks and all other common rights.

Door no.5/21.Propertysituates in SF no.278/1, pari nagar

The above properties are owned by Mr. T.Karuthapandian

Reserve Price: Rs.14,40,000.00

EMD: Rs. 1,44,000.00

For detailed terms and conditions of the sale, please refer to the link provided in Indian Overseas Bank (secured creditor) website i.e. www.iob.in [http://www.iob.in/TenderDetails.aspx?Tendertype=E_auction] & www.matexauctions.com

Date: 04.11.2019

Authorised Officer

Place: Coimbatore

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

Date and time of e-auction	21.11.2019 between 12.00 Noon to 01.00 P.M. with auto extension of 5 minutes each till sale is completed.
Reserve Price	Property 1:Rs. 55,00,000/- (Fifty five Lakhs Only) Property 2:Rs. 14,40,000/- (Forteen Lakhs and fortteen thousand Only)
Earnest Money Deposit	Property 1: Rs. 5,50,000/- (Five Lakhs & fifty thousand Only) Property 2: Rs. 1,44,000/- (One Lakhs & Forty four thousand Only)
EMD Remittance	Deposit through EFT/NEFT/ RTGS Transfer in favour of "The Authorized Officer" to the credit of A/C No. 013002000070007, Indian Overseas Bank, Gandhipuram Branch, 11/953, Cross Cut Road, Gandhipuram, Coimbatore – 641012 Branch Code: 0130, IFS Code: IOBA0000130
Bid Multiplier	Property 1:--Rs. 50,000/- Property 2:--Rs.25,000/-
Inspection of property	All working days between 06.11.2019 to 20.11.2019 (during office hours)
Submission of online application for bid with EMD	06.11.2019 onwards
Last date for submission of online application for BID with EMD	20.11.2019 up to 5.00 P.M.
Known Encumbrance if any	NIL
Outstanding dues Rs..... of Local Self Government(Property Tax, Water sewerage, Electricity Bills etc)	NIL as per Branch Records

Terms and Conditions

1. The property(ies) will be sold by e-auction through the Bank's approved service provider M/s Matexnet Pvt. Ltd. under the supervision of the Authorized Officer of the Bank.
2. E-auction bid document containing online e-auction bid form, declaration, general terms and conditions of online auction sale are available in <http://matexauctions.com>.
3. Intending bidders shall hold a valid digital signature certificate and email address and should register their name / account by login to the website of the aforesaid service provider. They will be provided with user id and password by the aforesaid service

provider which should be used in the e-auction proceedings. For details with regard to digital signature, please contact the service provider at the below mentioned address/phone no/e-mail.

4. Bids in the prescribed formats shall be submitted "online" through the portal <http://matexauctions.com> alongwith the EMD & scanned copy of KYC documents including photo, PAN Card & address proof to the service provider and the Authorised Officer before 5.00 PM on 20.11.2019.
5. The EMD and other deposits shall be remitted through EFT / NEFT / RTGS to the Bank account as specified above and the amount of EMD paid by the interested bidder shall carry no interest. The amount of EMD paid by the successful bidder shall be adjusted towards the sale price.
6. Bids without EMD shall be rejected summarily.
7. Online auction sale will start automatically on and at the time as mentioned above. Auction / bidding will initially be for a period of 120 Minutes with auto extension time of 5 minutes each till the sale is concluded.
8. The property shall be sold to the successful bidder. The successful bidder (purchaser) as declared by the Authorised Officer shall deposit 25% of the sale price (inclusive of the EMD) immediately on the same day and not later than the next working day. 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.
9. The sale certificate will be issued in the name of the purchaser only, after payment of the entire sale price amount and other taxes/charges, if any.
10. The purchaser shall bear the charges/ fee payable for conveyance such as registration fee, stamp duty, etc., as applicable as per law.
11. 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.
12. The property is being sold on 'as is where is' and 'as is what 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.
13. 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.
14. Sale is subject to confirmation by the secured creditor.
15. EMD of unsuccessful bidders will be returned through EFT / NEFT / RTGS to the bank account details provided by them in the bid form and intimated via their e-mail id.
16. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation by the bank. The **Authorised Officer/Secured Creditor shall not be responsible in any way for any third party claims / rights / dues.**
17. * 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 Number 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.
18. *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.

For further details regarding inspection of property / e-auction, the intending bidders may contact the Branch Manager, Indian Overseas Bank, Singanallur Branch during office hours, Phone No. 0422-2595909 or the Bank's approved service provider M/s Matex Net Pvt. Ltd. Phone no. 04224980191, e-mail-id: matex@matexnet.com or sampath@matexnet.com Mob.No.099441717360

PLACE: COIMBATORE
DATE: 04.11.2019

AUTHORISED OFFICER