



Indian Overseas Bank
Koduveli Ramapuram Branch

Ramapuram Village, Koduveli Post,
Tiruvallur District, Chennai - 600055, TN
Ph: 044-27680160, e-mail: iob3096@iob.in

Date: 02.11.2019

SALE NOTICE OF IMMOVABLE SECURED ASSETS
Issued under Rule 8(6) and 9(1) of the Security Interest (Enforcement) Rules 2002

To

Borrower	Borrower/Proprietor	Guarantor/Mortgager
M/s S S Aqua Products No.38, Kannikapuram, Alamathi (PO), Via Redhills, Thiruvallur Dist, Chennai - 600 052	Mr P Niranjan S/o A Parthasarathy New No.24, Cooks Road, Otteri, Chennai - 600 012.	Mr A Parthasarathy S/o Annamalai. New No.24, Cooks Road, Otteri, Chennai - 600 012.

Respected Sir/Madam,

- 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 **18.06.2019** issued to you regarding taking possession of the secured assets at morefully described in the schedule below and the publication of the said possession notice in The Deccan Chronicle(daily) and Dinakaran(Tamil daily) on 21.06.2019 by the Authorized Officer 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 Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest act, 2002 and the rules there under.
- 3) You the above named borrowers/ mortgagors/ guarantors have failed to pay the dues in full save and except payments amounting to Rs.2000/- after issuance of demand notice dated **09.01.2019**. 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) After appropriating the aforesaid repayments, the dues in the loan account as on 31.10.2019 is Rs. 87,72,212.88 ps 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 Authorized Officer on 21.11.2019 between 11.00 A.M and 12 Noon with auto extension of 5 minutes through e-auction using <https://auctions.magicbricks.com>.
- 6) A copy of the e-auction notice inviting offers for e-auction setting out the terms & conditions of sale such as particulars of the secured asset, the dues of the Bank, reserve price, earnest money deposit, date and time fixed for inspection, last date for submission of offers and date, time of sale etc is enclosed for your ready information. Please also be advised that the said sale notice will also be published in The New Indian Express(daily) and Dinamani(Tamil daily) shortly.



Schedule of Secured Assets

All that part and parcel of the land and factory shed located at New Survey No.511/4A3 (as per patta), Old Survey no. 511/4A as per sale deed, Koduveli Village, near to Singilikuppam Road, Thiruvallur Taluk, Thiruvallur District Pin – 600 052 standing in the name of Mr A Parthasarathy S/o Annamalai and is bounded by

North by :Road

South by : Land in survey No.511/4 part belonging to Ethirajulu Naidu, Subramani Naidu , R Maurali

East by: Land in Survey no.512 part (R V Nagar) (As per site –RV Avenue)

West by: Land in Survey No.511/4 part.

Total extent of the land - 22316 sq.ft (as per Plan)

- 21518.64 Sq.ft (as per Patta)

Yours faithfully,

M. S. Chintala

Authorized Officer

Indian Overseas Bank

Encl: 1) E-Auction notice containing terms and conditions
2) Proposed paper publication of E-Auction notice.





Indian Overseas Bank
Koduveli Ramapuram Branch

Ramapuram Village, Koduveli Post,
Tiruvallur District, Chennai - 600055, TN
Ph: 044-27680160, e-mail: iob3096@iob.in

Borrower	Borrower/Proprietor	Guarantor
M/s S S Aqua Products No.38, Kannikapuram, Alamathi (PO), Via Redhills, Thiruvallur Dist, Chennai – 600 052	Mr P Niranjana S/o A Parthasarathy New No.24, Cooks Road, Otteri, Chennai – 600 012.	Mr A Parthasarathy S/o Annamalai. New No.24, Cooks Road, Otteri, Chennai – 600 012.

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/charged to the secured Creditor, the **constructive** possession of which has been taken by the Authorised Officer of Indian Overseas Bank 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.87,72,212.88 ps as on 31.10.2019 from M/s SS Aqua Products represented by Prop: P Niranjana and Guarantor are Mr A Parthasarathy. The reserve price is Rs.1,34,35,000/- and the earnest money deposit is Rs.13,43,500/-.

Description of the Property:	
Mortgage	All that part and parcel of the land and factory shed located at New Survey No.511/4A3 (as per patta), Old Survey no. 511/4A as per sale deed, Koduveli Village, near to Singilikuppam Road, Thiruvallur Taluk, Thiruvallur District Pin – 600 052 standing in the name of Mr A Parthasarathy S/o Annamalai and is bounded by North by :Road South by : Land in survey No.511/4 part belonging to Ethirajulu Naidu, Subramani Naidu , R Maurali East by: Land in Survey no.512 part(R V Nagar)(As per site –RV Avenue) West by: Land in Survey No.511/4 part. Total extent of the land - 22316 sq.ft (as per Plan) 21518.64 Sq.ft (as per Patta)



For detailed terms and conditions of the sale, please refer to the link provided in Indian Overseas Bank Secured Creditor's website i.e www.iob.in [https://www.iob.in/TenderDetails.aspx?Tendertype=E_Auction] or contact Branch Manager, Indian Overseas Bank, Koduveli Ramapuram Branch, Ramapuram Village, Koduveli Post, Tiruvallur District, Chennai- 600 055 Phone No – 044-27680160, e-mail: iob3096@iob.in during office hours or the Bank's approved service provider M/s Magicbricks realty Services Ltd Contact person Mr.Mohit Sharma – 9837778407 and helpline: 9212346000.

Date: 02.11.2019

M. S. Srinivasan
Authorised Officer

Place: Koduveli Ramapuram

Indian Overseas Bank

This may also be treated as a Notice under Rule 8(6) 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.





Indian Overseas Bank
SALE NOTICE (Sale through e-auction only)

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

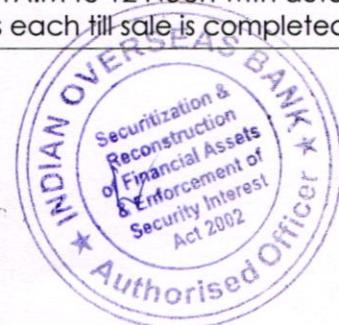
Whereas **M/s S S Aqua Products** has borrowed monies from Indian Overseas Bank against the mortgage of the immovable properties more fully described in the schedule hereunder and on upon classification of the account as NPA, the Bank has issued a demand notice under Section 13(2) of the SARFAESI Act, 2002 (Act) on 09.01.2019 calling upon the borrower **1) M/s S S Aqua Products represented by Prop: Mr P Niranjana and Guarantor is A Parthasarathy** to pay the amount due to the Bank, being **Rs. 78,74,197/- (Seventy-Eight Lakhs Seventy-Four Thousand One Hundred and Ninety seven only)** as on 31.12.2018 payable together with further interest at contractual rates and rests along with costs, charges etc till date of repayment within 60 days from the date of receipt of the said notice.

Whereas the borrowers & guarantors having failed to pay the amount dues in full to the Bank as called for in the said demand notice, the Bank has taken possession of the secured assets more fully described in the schedule hereunder on 18.06.2019 under Section 13 (4) of the Act with the right to sell the same in "As is where is" and "As is what is" basis under Section 13(4) of the Act read with Rules 8 & 9 of the Security interest (Enforcement) Rules, 2002 for realization of Bank's dues. The dues to the bank as on the date of taking possession was intimated as **Rs.82,92,240/- (Rupees Eighty two Lakhs Ninety two thousand Two Hundred and Forty only)** payable together with further interest at contractual rates and rests along with costs, charges etc till date of repayment, after reckoning repayments, if any, since the date mentioned in the demand notice.

The dues of the borrower as on 31.10.2019 works out to Rs.87,72,212.88 ps (Rupees Eighty Seven Lakhs Seventy two Thousand Two Hundred and Twelve and paise Eighty eight only) after reckoning repayments, if any, amounting to Rs./- subsequent to the Bank issuing demand notice. The undersigned in exercise of the powers conferred under Sec 13(4) of the said Act proposes to realize the Bank's dues by sale of the under mentioned properties.

SCHEDULE OF PROPERTY(IES)

Description of the property	
All that part and parcel of the land and factory shed located at New Survey No.511/4A3 (as per patta), Old Survey no. 511/4A as per sale deed, Koduveli Village, near to Singilikuppam Road, Thiruvallur Taluk, Thiruvallur District Pin – 600 052 standing in the name of Mr A Parthasarathy S/o Annamalai and is bounded by North by :Road South by : Land in survey No.511/4 part belonging to Ethirajulu Naidu, Subramani Naidu , R Maurali East by: Land in Survey no.512 part(R V Nagar)(As per site –RV Avenue) West by: Land in Survey No.511/4 part. Total extent of the land - 22316 sq.ft (as per Plan) 21518.64 Sq.ft (as per Patta)	
Reserve Price: Rs. 1,34,35,000/- Bid Multiplier: Rs.50,000/-	EMD: Rs.13,43,500/- Known Encumbrance if any: Nil
Date and time of e-auction	21.11.2019 between 11A.M to 12 Noon with auto extension of 5 minutes each till sale is completed.



EMD Remittance	Deposit through EFT/NEFT/ RTGS Transfer in favour of " IOB Koduveli Ramapuram" to the credit of A/c no.309602000003096, Indian Overseas Bank, Koduveli Ramapuram Branch (Ramapuram Village, Koduveli Post,Tamilnadu – 600055.Ph: 044-27680160 e-mail: iob3096@iob.in) Branch Code : 3096 IFSC Code : IOBA0003096.
Inspection of property	From 11.11.2019 onwards (10A.M to 4.00 P.M)
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
Known Encumbrance if any	NIL

*Bank' dues have priority over the Statutory dues.

Terms and Conditions

1. The property(ies) will be sold by e-auction through the Bank"s approved service provider M/s Magicbricks realty Services 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 : <https://auctions.magicbricks.com> site.
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/email.
4. Bids in the prescribed formats shall be submitted "online" through the portal <https://auctions.magicbricks.com/> Contact person Mr.Mohit Sharma – 9837778407 and helpline:9212346000, Mail: mohit.sharma5@magicbricks.com. along with the EMD & scanned copy of KYC documents including photo, PAN Card & address proof to the service provider and the Authorised Officer before **07.00 P.M 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 60 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



