इण्डियन ओवरसीज़ बैंक Indian Overseas Bank
कुरुडमपालयम् शाखा Kurudampalayam Branch,
4A/328, N.G.G.O Colony, Ph: 0422-2642332
Coimbatore – 641 022 Email: iob0616@iob.in

BY REGD. POST WITH ACK. DUE

Coimbatore
27.12.2019

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

To
Mr.S. Harinath (Borrower)
S/o Samalam
S.F.No.141/1, Site No.68 part,
Door No.3/25, VKV Nagar
Kurudampalayam
Coimbatore 641022
Mobile: 9790090581

Sir/s,

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 23.12.2019 issued to you regarding taking possession of the secured assets at more fully described in the schedule below and the publication of the said possession notice in The New Indian Express (English daily) and Dinamani (Tamil daily) on 27.12.2019 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 Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act,2002 and the Rules there under.
3. The dues in the loan account as on 23.12.2019 is Rs.1,22,319.40 (Rupees One lakh twenty two thousand three hundred and nineteen and paise forty only) along with further interest at contractual rates and rests, besides costs / charges incurred till the date of repayment in full.
4. You the above named borrower / ~~mortgagors / guarantors~~ has failed to pay the aforesaid dues in full after issuance of demand notices dated 13.12.2017. 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.
5. We hereby give you notice of 30 days that the below mentioned secured assets shall be sold by the undersigned on 31.01.2020 between 12.00 noon and 1.00 pm hours with auto extension of 5 minutes through e-auction using (http://www.matexauctions.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 (English daily) and Dinamani (Tamil daily) shortly. A copy of the proposed paper publication is also enclosed.

7. DESCRIPTION OF THE IMMOVABLE PROPERTIES

In Coimbatore Registration District, Periyanaicken-palayam Sub-Registration District, Coimbatore North Taluk, Kurudampalayam Village, an extent of 5.33 acres in S.F.No.141/1 converted into a layout of house sites under the name and style "VK V Nagar" in this the site no.68 with the following boundaries and measurements:
Boundaries:
East of : Site No.67
South of : Site No.61
West of : Site No.69
North of : East West Road
Measurements:
East West on both sides 40'
North South on both sides 70'
Admeasuring an extent of 2800 sq.ft. or 260.13 sq.meter or 6 cents and 186 sq.ft. of site, in this an extent of 1584 sq.ft. or 3 cents and 277 sq.ft. with the following boundaries and measurements:
Boundaries:
North of S. Ramnath's property & 40' East West Road
East of Site No.67
West of Site No.69
South of Site No.61
Measurements:
East West on North 40'
East west on South 8'
North South on East 70'
North South on West, from
South west corner towards North 38'
Further towards West 32'
Further towards North 32'
Admeasuring an extent of 1584 sq.ft. or 147.16 sq. Meter or 3 cents and 277 sq.ft. of site together with the buildings constructed thereon with the Doors, windows, Electricity service connection, water connection, their deposits, flush out, Latrine, ½ HP motor, staircase, right to use layout roads and all other common rights.
Door No.3/25, Tax Assessment No.1609
Electricity service connection Nos. 122 and 202
The property is in the name of Mr.S.Harinath,s/o V. Samalam and is situated within the limits of Kurudampalayam Village and Ashokapuram Panchayat.

Yours faithfully,

Authorized Officer/Chief Manager

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

इण्डियन ओवरसीज़ बैंक Indian Overseas Bank
कुरुडमपालयम् शाखा Kurudampalayam Branch,
4A/328, N.G.G.O Colony, Ph: 0422-2642332
Coimbatore – 641 022 **Email:** iob0616@iob.in

PUBLIC NOTICE FOR E- AUCTION FOR SALE OF IMMOVABLE PROPERTIES

Sale of immovable properties mortgaged to Bank under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (No.54 of 2002) whereas, the Authorized Officer of **Indian Overseas Bank** has taken possession of the following properties pursuant to the notice issued under Section 13(2) of the Security Interest (Enforcement) Rules 2002 in the following loan account with right to sell the same on **'AS IS WHERE IS BASIS' and 'AS IS WHAT IS BASIS'** for realization of Bank's dues plus interest & costs as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under Section 13(4) of the said Act proposes to realize the Bank's dues by sale of the said properties. The sale will be done by the undersigned through e-auction platform provided at the Web Portal (http://www.matexauctions.com)

Name & address of the Borrowers/Mortgagors	Mr.S. Harinath (Borrower) S/o Samalam S.F.No.141/1, Site No.68 part, Door No.3/25, VKV Nagar Kurudampalayam Coimbatore 641022 Mobile: 9790090581
Name & address of the Guarantors	NIL
Name & address of the Other Guarantors:	NIL
Date of NPA: 30.09.2017	Date of Demand notice: 13.12.2017
Dues claimed in Demand Notice: Rs.1,57,782.25 as on 13.12.2017 with further interest & costs	
Date of possession notice:	23.12.2019
Dues claimed in Possession Notice: Rs. 1,22,319.40 as on 23.12.2019 with further interest & costs	

*Outstanding dues Rs..... of Local Self Government(Property Tax, Water sewerage, Electricity Bills etc.)

Details of Immovable Property:

In Coimbatore Registration District, Periyanaicken-palayam Sub-Registration District, Coimbatore North Taluk, Kurudampalayam Village, an extent of 5.33 acres in S.F.No.141/1 converted into a layout of house sites under the name and style "VK V Nagar" in this the site no.68 with the following boundaries and measurements:

Boundaries:

East of : Site No.67

South of : Site No.61

West of : Site No.69

North of : East West Road

Measurements:

East West on both sides 40'

North South on both sides 70'

Admeasuring an extent of 2800 sq.ft. or 260.13 sq.meter or 6 cents and 186 sq.ft. of site, in this an extent of 1584 sq.ft. or 3 cents and 277 sq.ft. with the following boundaries and measurements:

Boundaries:

North of S. Ramnath's property & 40' East West Road

East of Site No.67

West of Site No.69

South of Site No.61

Measurements:

East West on North 40'

East west on South 8'

North South on East 70'

North South on West, from

South west corner towards North 38'

Further towards West 32'

Further towards North 32'

Admeasuring an extent of 1584 sq.ft. or 147.16 sq. Meter or 3 cents and 277 sq.ft. of site together with the buildings constructed thereon with the Doors, windows, Electricity service connection, water connection, their deposits, flush out, Latrine, ½ HP motor, staircase, right to use layout roads and all other common rights.

Details of Immovable Property (contd...)	
Door No.3/25, Tax Assessment No.1609 Electricity service connection Nos. 122 and 202 The property is in the name of Mr.S.Harinath,s/o V. Samalam and is situated within the limits of Kurudampalayam Village and Ashokapuram Panchayat. **Reserve Price: Rs.24.42 lakh (inclusive of 1% Income tax)** **EMD: Rs.2.44 lakh**	
Date & Time of auction: 31.01.2020 between 12.00 noon and 1.00 p.m	Bid increase amount: Rs.1,00,000/-
Auto extension time: 5 minutes	Known Encumbrance if any: NIL
Inspection Date & Time: All working days during office hours from 02.01.2020 to 30.01.2020 with prior permission of Branch Manager	

***Bank's dues have priority over the Statutory dues**

For terms and conditions, Please visit: https://www.iob.in/e-Auctions.aspx
https://www.publishtenders.gov.in
http://www.matexauctions.com.

Date: 27.12.2019
Place: Coimbatore

Authorised Officer/Chief Manager
Indian Overseas Bank

इण्डियन ओवरसीज़ बैंक Indian Overseas Bank
कुरुडमपालयम् शाखा Kurudampalayam Branch,
4A/328, N.G.G.O Colony, Ph: 0422-2642332
Coimbatore – 641 022 Email: iob0616@iob.in

E-AUCTION SALE NOTICE

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

Whereas, Mr.S. Harinath,S/o V. Samalam, residing at S.F.No.141/1, Site No.68 part, Door No.3/25, VKV Nagar, Kurudampalayam, Coimbatore 641022, 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 13.12.2017 calling upon the borrower Mr.S. Harinath, s/o V. Samalam, to pay the amount due to the Bank, being Rs. 1,57,782.25 (Rupees One lakh fifty seven thousand seven hundred and eighty two and paise twenty five only) as on 13.12.2017 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 of 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 23.12.2019 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 Section13(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. 1,22,319.40 (Rupees One lakh Twenty two thousand three hundred and Nineteen and paise forty only) as on 23.12.2019 , 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 27.12.2019 work out to **Rs.1,22,433.40 (Rupees One lakh twenty two thousand four hundred and thirty three and paise forty only)** in aggregate.

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 PROPERTIES

In Coimbatore Registration District, Periyanaicken-palayam Sub-Registration District, Coimbatore North Taluk, Kurudampalayam Village, an extent of 5.33 acres in S.F.No.141/1 converted into a layout of house sites under the name and style "VK V Nagar" in this the site no.68 with the following boundaries and measurements:
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Admeasuring an extent of 2800 sq.ft. or 260.13 sq.meter or 6 cents and 186 sq.ft. of site, in this an extent of 1584 sq.ft. or 3 cents and 277 sq.ft. with the following boundaries and measurements:
Boundaries:
North of S. Ramnath's property & 40' East West Road
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South of Site No.61
Measurements:
East West on North 40'
East west on South 8'
North South on East 70'
North South on West, from
South west corner towards North 38'
Further towards West 32'
Further towards North 32'
Admeasuring an extent of 1584 sq.ft. opr 147.16 sq. Meter or 3 cents and 277 sq.ft. of site together with the buildings constructed thereon with the Doors, windows, Electricity service connection, water connection, their deposits, flush out, Latrine, ½ HP motor, staircase, right to use layout roads and all other common rights.
Door No.3/25, Tax Assessment No.1609

Electricity service connection Nos. 122 and 202

The property is in the name of Mr.S.Harinath,s/o V. Samalam and is situated within the limits of Kurudampalayam Village and Ashokapuram Panchayat.

Date and time of e-auction	31.01.2020 between 12.00 noon and 1.00 p.m with auto extension of 5 (five) minutes each till sale is completed.
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, IFSC Code: IOBA0000130
Bid Multiplier	Rs.1,00,000/ (Rupees One lakh)

Inspection of property	All Working days during office hours from 02.01.2020 to 30.01.2020 (with prior appointment of Branch Manager)
Submission of online application for bid with EMD	From 02.01.2020 onwards
Last date for submission of online application for BID with EMD	30.01.2020, 5.00 p.m.
Known Encumbrance if any	NIL
*Outstanding dues Rs…….. of Local Self Government(Property Tax, Water sewerage, Electricity Bills etc)	NIL

*Bank's dues have priority over the Statutory dues.

Terms and Conditions

1. The properties will be sold by e-auction through the Bank's approved service provider M/s Matex Net 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 website http://www.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://www.matexauctions.com along with the EMD & scanned copy of KYC documents including photo, PAN Card & address proof to the service provider and the Authorized Officer before 5.00 p.m. on 30.01.2020
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 31.01.2020 and at the time as mentioned above. Auction / bidding will initially be for a period of 60 Minutes with auto extension time of five 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, Kurudampalayam Branch, 4A/328, N.G.G.O. Colony, Coimbatore 641 022 during office hours, Phone no.0422 – 2642332 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. 09944171360.

PLACE: Coimbatore Authorized Officer/Chief Manager

DATE: 27.12.2019