



बैंक ऑफ़ इंडिया  
**Bank of India**

**KARAIKAL BRANCH**

47, Bharathiyar Road, Karaikal - 609 602. Ph : 04368-221811,

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**E-AUCTION SALE NOTICE UNDER SARFAESI ACT, 2002 CUM NOTICE TO BORROWER / GUARANTOR**

**SALE NOTICE UNDER SARFAESI ACT 2002 (Hereafter referred to as Act) r/w SECURITY INTEREST (ENFORCEMENT) RULES, 2002 (hereafter referred to as Rules)**  
Pursuant to the notice issued U/S 13(2) of the above Act, the possession of the below mentioned property was taken on behalf of the Bank of India, by the Authorised Officer of the Bank. Whereas the Authorised Officer of the bank has decided to sell the property described herein below on "AS IS WHERE IS BASIS" and "AS IS WHAT IT IS BASIS" under rules 8 & 9 of the said Act, through public auction.

Borrower & Guarantor Name & Address Total Due + Interest from	Description of the Immovable Property	Inspection Date & Time of the Property	Last date for Submission of Online Bid	Date, Time of E-Auction	Reserve Price & EMD of the Property
M/s.Beach Residency, Rep.by Managing Partner, Shri.S.Balakrishnan, No.158, Bharathiyar Street, C.M.Complex, Karaikal. Guarantor : Mr.S.Ramraj, No.10, North Street, Thaiteru, Karaikal - 609 605. <b>Total Due : Rs. 12,44,022/- (Rupees Twelve lakhs forty four thousand twenty two) plus interest @ 14% from 24.01.2012 at monthly rests together with costs, charges, etc</b>	<b>Schedule of Property :</b> Land admeasuring 11 Ar 79 Ca (12686 sq.ft) at No.15, Melakasakudy Village comprised in R.S.No.249/3A, O.S.No.29, Patta No.281 in Plot SI.Nos.11, 12, 13, 14 in Puducherry Registration District, Tirunallar Sub Registration District, Nedungada Commune Panchayat and bounded on the North by : R.S.No.249/1, Municipal Road, South by : R.S.No.249/3B & Nagappan Nanja, East by: Nanja of P.Nagappan, West by: Nanja of Plot SI.No.10.	20.06.2015 11.00 AM to 3.00 PM	23.06.2015 up to 5.00 PM	25.06.2015 (Thursday) 10.30 AM to 11.30 AM with 3 extensions of 5 minutes duration each	Rs.18,25,000/- (Rupees Eighteen lakhs twenty five thousand only) <b>EMD</b> Rs.1,82,500/- (Rupees One lakh eighty two thousand five hundred only)

**TERMS & CONDITIONS:**

- The auction sale will be 'On line E-Auction'/Bidding through website <https://boi.auctiontiger.net>.
- Intending bidders shall hold a valid digital signature certificate and email address. For details with regard to digital signature, please contact M/s.abcProcure e-procurement Technologies Ltd., Chennai (Contact No. 044-64520331, Mobile No. 9940655790, E-mail id: support@auctiontiger.net)
- Bidders are advised to go through the website <https://boi.auctiontiger.net> for detailed terms and conditions of auction sale before submitting their bids and taking part in the E-auction sale proceedings.
- Prospective bidders may avail online training on e-auction from M/s.abcProcure e-procurement Technologies Ltd., Chennai (Contact No. 044-64520331, Mobile No.9940655790, E-mail id : support@auctiontiger.net).
- Bids shall be submitted through online procedure only in the prescribed format with relevant details.
- Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT/Fund Transfer to credit of Account No.800021100003277, Bank of India, Chennai Asset Recovery Branch, Star House, First Floor, No.30, Errabalu Street, Chennai - 600 001, IFSC Code : BKID0008000, before submitting the bids online.
- A copy of the bid form along with the enclosure submitted online (also mentioning the UTR No.) shall be forwarded to the Authorised Officer, Bank of India, Chennai Asset Recovery Branch, Star House, First Floor, No.30, Errabalu Street, Chennai - 600 001, Tamilnadu, or soft copies of the same by email to [AssetRecovery.chennai@bankofindia.co.in](mailto:AssetRecovery.chennai@bankofindia.co.in) so as to reach on or before 23.06.2015 up to 5.00 P.M.
- The bid price to be submitted shall be above the Reserve Price and bidders shall improve their further offers in multiples of Rs.50,000/-
- The successful bidder shall have to pay 25% of the purchase amount (including Earnest Money) already paid, immediately on closure of the e-auction sale proceedings on the same day of the sale in the same mode as stipulated in clause-6 above. The balance of the purchase price shall have to be paid within 15 days of acceptance / confirmation of sale conveyed to them failing which bank is at liberty to forfeit the amount deposited by the successful bidder.
- The EMD of the unsuccessful bidder will be returned on the closure of the e-auction sale proceedings.
- The sale is subject to confirmation by the Bank. If the borrower / guarantor pays the amount due to the bank in full before the date of sale, no sale will be conducted.
- The property is sold on 'as is where is' and 'as is what is condition' and the intending bidders should make discreet enquiries as regards any claim, charges on the property of any authority, besides the Bank's charges and should satisfy themselves about the title, extent, quality and quantity of the property before submitting their bid. No claim of whatsoever nature regarding the property put for sale, charges/ encumbrances over the property or on any other matter, etc., will be entertained after submission of the online bid.
- The undersigned has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale / modify any terms and conditions of the sale without any prior notice and assigning any reason.
- The purchaser shall bear the stamp duties, charges including those of sale certificates, registration charges, all statutory dues payable to government, taxes and rates and outgoings, both existing and future relating to the property. The sale certificate will be issued only in the name of the successful bidder.
- The intending purchasers can inspect the property with prior appointment at his / her expenses on the time and date mentioned above. For inspection of the property, please contact 9043331475, 9884522629.
- The sale is subject to the conditions prescribed in the SARFAESI Act/ Rules 2002 and the conditions mentioned above.
- The photograph of the property can be provided at request through email. For obtaining photograph of the property, please contact [Karaikal.Chennai@bankofindia.co.in](mailto:Karaikal.Chennai@bankofindia.co.in)
- For further details contact the Authorised Officer, Bank of India, Chennai Asset Recovery Branch, Star House, First Floor, No.30, Errabalu Street, Chennai - 600 001. Ph : 66777461/462, Fax : 66777460.

**SALE NOTICE TO BORROWER / GUARANTOR**

Dear Sir/Madam,

The undersigned being the Authorised Officer of Bank of India is having full powers to issue this notice of sale and exercise all powers of sale under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the Rules framed there under.

You have committed default in payment of the outstanding dues and interest with monthly rests, costs and charges etc in respect of the advances granted by the bank mentioned above. Hence the bank has issued a Demand Notice to all of you under section 13(2) to pay the above mentioned amount within 60 days. You have failed to pay the amount even after the expiry of 60 days. Therefore the Authorised Officer, in exercise of the power conferred under Section 13(4), took possession of the secured assets, more particularly described in the schedule mentioned above and a sale notice was issued in Ref.No.CZ:SALE NOTICE: 2015-16:5, dated : 11.05.2015

Notice is hereby given to you to pay the sum as mentioned above before the date fixed for sale failing which the property will be sold and balance dues, if any, will be recovered with interest and cost from you. Please note that all expenses pertaining to demand notice, taking possession, valuation and sale etc, shall be first deducted from the sale proceeds, which may be realized by the undersigned and the balance of the sale proceeds will be appropriated towards your liability as aforesaid. You are also at liberty to participate in the sale to be held on the terms and conditions thereof including deposit of earnest money or may bring suitable buyers.

Please note that as per the amendment to SARFAESI Act w.e.f.15.01.2013, a new Section 13(5A) has been introduced as per which the secured creditor / bank can participate in the auction held under SARFAESI Act and purchase the property.

Place : Karaikal  
Date : 14.05.2015

AUTHORISED OFFICER  
BANK OF INDIA