



**Indian Overseas Bank
Vellore Main Branch**

No: 59, Bangalore Road, Vellore,
Tamilnadu – 632 004.
Ph: 0416-2213132 e-mail: iob0103@iob.in

Borrower	Partner	Partner	Guarantor
M/s Big Mobiles (Partnership Firm) No.20 B, Land Mark Building II Floor I East Main Road, Gandhi Nagar, Vellore – 632 004	Mr. R. P. Satish S/O Mr. R. T. Palani, No. 100, Solapuri Amman Koil Street, Thotapalayam, Vellore (Mortgager/Partner /Guarantor)	Mr. P. Karthikeyan S/O Mr. R.T. Palani, No. 100, Solapuri Amman Koil Street, Thotapalayam, Vellore (Mortgager/Partner/ Guarantor)	Mr. R T Palani S/o Mr. G. Thamodharan Add: No.30, 12 th East Cross, Gandhi Nagar, Vellore - 632006 (Mortgager / Guarantor)

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 10.04.2019, for recovery of **Rs. 2,99,46,582/-** as on 28.02.2019 from M/s Big Mobiles Partners : 01) Mr. R. P. Satish, 02) Mr. P. Karthikeyan and Guarantor is Mr. R T Palani. The reserve price and the earnest money deposit is mentioned against each property.

Description of the Property:

Nature of security	Particulars of securities
1. Mortgage	All that part and parcel of plot with small shed admeasuring 2753 Sq. Ft. situated at S.F No.127/7,128/1, Plot No.91, Varalakshmi Nagar, Maduravoil, Ambattur, Thiruvallur Dist owned by Mr. P. Karthikeyan and Mr. P. Sathish Boundaries of the property: North: Plot No. 90. East: Plot No. 92 & 30'0" wide Road South: 50'0" Wide Road West: 20'0" wide Road
Reserve Price: Rs.1,38,68,400/- Bid Multiplier: Rs.100000/-	EMD: Rs.13,86,840/- Known Encumbrance if any: Nil
2. Mortgage	All that part and parcel of the Incomplete Commercial land and building admeasuring 3798 Sq. Ft. situated at T S No 38/1, Ward No.1, Plot No 11 (P) 12,13,14,15&16, New Bye Pass Road, Vellore owned by Mr. R. P. Sathish. Boundaries of the property: (Plot No. 12,13,14,15 & 16) North: Channel South: Plot No. 11 (P)

	<p>East: 20'0" wide Road West: R.P. Ulganambi's sold out property Boundaries of the property: {Plot No. 11 (P)} North: Channel South: Road East: Plot No. 17 West: Plot No. 16</p>
<p>Reserve Price: Rs.1,19,53,200/- EMD: Rs.11,95,320/- Bid Multiplier: Rs.1,00,000/- Known Encumbrance if any: Nil</p>	
03. Mortgage	<p>All that part and parcel of the Incomplete Commercial land and building admeasuring 3654.50 Sq. Ft. situated at T S No 38/1, Ward No.1, Plot No 7,8,9,10 & 11 (Pt), New Bye Pass Road, Vellore owned by Mr. P. Karthikeyan. Boundaries of the property: (Plot No. 12,13,14,15 & 16) North: Plot No. 11 (Pt) South: Plot No. 6 East: 20'0" wide Road West: R.P. Ulganambi's sold out property</p>
<p>Reserve Price: Rs.1,18,48,650/- EMD: Rs.11,84,865/- Bid Multiplier: Rs.100,000/- Known Encumbrance if any: Nil</p>	
04. Mortgage	<p>Vacant Plot admeasuring 4185 Sq. Ft. situated at T S No 689/1, 713, 714/1, 714/3, 714/4, & 714/5, Ward No.2, Block No.13, D.No 368/1, 369(old), 202,204(New), Main Bazaar street, Vellore owned by Mr. R.T. Palani s/o Mr. Thamodharan Mudaliar</p> <p>Boundaries of the property: Documents No. 3184/2011: Extent of Site: 1629.24 Sq. Ft. North: Main Bazar Road, D. No. 368, Sakkubai Shop Building, Lane and Venkatesa Achari Building properties. South: Jagadeesa Chettiar Property. East: D.No. 368, Sakkubai Shop Building Lane, R. Venkatesan Sold Property, Venkatesa Achari Building, Jagadeesa Chettiar Property West: D.No. 369, Jagadeesa Chettiar Property</p> <p>Document No. 4773/2011: Item No. – I Extent of Site: 989.50 Sq. Ft. North: Main Bazar Street South: Krishnasamy Chetty Property & 2nd Item Property East: D.No. 368/1, R.T. Palani purchased property & 2nd Item Property West: H.V. Venugopal Chetty House</p> <p>Item No. – II Extent of Site: 130.17 Sq. Ft. North: D.No. 368/1, R.T. Palani purchased property & 1st Item Property South: 3rd Item Property East: D.No. 368/1, R.T. Palani purchased property West: Krishnasamy Chetty Property & 1st Item Property</p> <p>Item No. – III Extent of Site: 960.43 Sq. Ft. North: D.No. 368/1, R.T. Palani purchased property & 2nd & 4th Item Property South: Vakkeel J.D. Annamalai Chettiar & Ravi Chettiar House East: Janakirama Chetty, Deenadayalan Chetty, Subramaniyan Property West: Krishnasamy Chetty Property</p> <p>Item No. – IV Extent of Site: 359 Sq. Ft.</p>

	<p>North: Common Lane & Venkatesa Achari Property South: 3rd Item Property East: Janakirama Chetty, Deenadayalan Chetty, Subramaniyan Property West: D.No. 368/1, R.T. Palani purchased property & 2nd & 4th Item Property</p> <p>Common Way: Item-I Extent 138 Sq. Ft. North: Main Bazar Street South: 2nd Item Lane way East: M.R. Lodge Building West: D.No. 368/1, R.T. Palani purchased property & 2nd Item property</p> <p>Item-II Extent 84 Sq. Ft. North: 1st Item Lane way & M. R. Lodge Building South: D.No. 368/1, R.T. Palani purchased property & 2nd Item property East: 3rd Item common Lane way West: D.No. 368/1, R.T. Palani purchased property & 2nd Item property</p> <p>Item-III Extent 22 Sq. Ft. North: M. R. Lodge Building South: 4th Item Property East: Venkatesa Achari Property West: D.No. 368/1, R.T. Palani purchased property & 2nd Item property</p>
Reserve Price: Rs.1,70,69,600/- Bid Multiplier: Rs.1,00,000/-	EMD: Rs.17,06,960/- Known Encumbrance if any: Nil

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, Vellore Branch, Vellore Main Branch, No.59, Bangalore Road, Vellore – 632 004 Phone No – 0416 2213132, e-mail: iob0103@iob.in during office hours or the Bank's approved service provider Mr. U Subbarao, Ph.No.08142000061.

Date: 06.03.2019

Authorised Officer

Place: Vellore

Indian Overseas Bank

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his 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.



Indian Overseas Bank

Name of the Account: M/s BIG MOBILES

Branch: Vellore (0103)

TENDER / BID DOCUMENT

(for e-auction)

Authorised Officer

Indian Overseas Bank

Vellore Main Branch

No: 59, Bangalore Road, Vellore, Tamil nadu-632 004

Ph: 0416-2213132 e-mail: iob0103@iob.in



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 Big Mobiles 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 12.11.2018 calling upon the borrower M/s Big Mobiles Represented by Partners 01. R P Satish 02.P Karthikeyan and 03.R T Palani (Guarantor) to pay the amount due to the Bank, being Rs.28558137.79/- (Rupees Two Crores EightyFive Lakhs FiftyEight Thousand One Hundred ThirtySeven and Seventy Nine Paisa) as on 31.10.2018 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 21.02.2019 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.2,98,30,420.79/- (Rupees Two Crores Ninety Eight Lakhs Thirty Thousand Four Hundred Twenty seventy nine paise only) as on **21.02.2019** payable together with further interest at contractual rates and rests alongwith 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 is **Rs. 2,99,46,582/-** as on 28.02.2019 (Rupees. Two Crores Ninety-Nine Lakhs Forty six Thousand Five Hundred Eighty Two only) after reckoning repayments, if any, amounting to Nil 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)

Nature of security	Particulars of securities
1. Mortgage	All that part and parcel of vacant plot admeasuring 2753 Sq. Ft. situated at S.F No.127/7,128/1, Plot No.91, Varalakshmi Nagar, Maduravoil, Ambattur, Thiruvallur Dist owned by Mr. P. Karthikeyan and Mr. P. Sathish Boundaries of the property: North: Plot No. 90. East: Plot No. 92 & 30'0" wide Road South: 50'0" Wide Road West: 20'0" wide Road
Reserve Price: Rs.1,38,68,400/- Bid Multiplier: Rs.100000/-	EMD: Rs.13,86,840/- Known Encumbrance if any: Nil
2. Mortgage	All that part and parcel of the Incomplete Commercial land and building admeasuring 3798 Sq. Ft. situated at T S No 38/1, Ward No.1, Plot No 11(P)

	<p>12,13,14,15&16, New Bye Pass Road, Vellore owned by Mr. R. P. Sathish.</p> <p>Boundaries of the property: (Plot No. 12,13,14,15 & 16) North: Channel South: Plot No. 11 (P) East: 20'0" wide Road West: R.P. Ulganambi's sold out property</p> <p>Boundaries of the property: {Plot No. 11 (P)} North: Channel South: Road East: Plot No. 17 West: Plot No. 16</p>
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Reserve Price: Rs.1,70,69,600/-	EMD: Rs.17,06,960/-
Bid Multiplier: Rs.1,00,000/-	Known Encumbrance if any: Nil

Date and time of e-auction	10.04.2019 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 "M/s Big Mobiles EMD" to the credit of A/C no. 010302000003062, Indian Overseas Bank, Vellore Main Branch (No: 59, Bangalore Road, Vellore, Tamilnadu – 632 004.Ph: 0416-2213132 e-mail: iob0103@iob.in) Branch Code : 0103 IFSC Code : IOBA0000103.
Inspection of property	From 18.03.2019 onwards (10.00 A.M to 4.00 P.M)
Submission of online application for bid with EMD	From 11.03.2019 onwards
Last date for submission of online application for BID with EMD	09.04.2019 Upto 07.00 P.M (atleast 1 day prior to the date of e-auction)
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.4closure** 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://iob.foreclosureindia.com/> website.
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://iob.foreclosureindia.com/> Contact Mr. Subbarao – 8142000061 and land lin: 040-23836405, Mail: subbarao@bankauctions.in. 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 09.04.2019**.
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 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.
19. For further details regarding inspection of property / e-auction, the intending bidders may contact the Branch Manager, Indian Overseas Bank, Vellore Main Branch (No: 59, Bangalore Road, Vellore, Tamilnadu – 632 004. Ph: 0416-2213132 e-mail: iob0103@iob.in) during office hours or the Bank's approved service provider Mr. U Subbarao, Ph.No.08142000061.

Place: Vellore Main

DATE: 06.03.2019

Authorised Officer

Indian Overseas Bank

