

15.03.2019

E-AUCTION SALE NOTICE

Whereas the under-mentioned property taken possession by the Authorized Officer of Dhanlaxmi Bank Ltd, under the provisions of Sec. 13(4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Security Interest (Enforcement) Rules 2002 will be sold by public auction through Online Electronic Bidding (E-auction) for recovery of the secured debt, on “AS IS WHERE IS AND WHATEVER THERE IS BASIS” and “AS IS WHAT IS BASIS “ in all respects and subject to statutory dues, if any:

Details of Borrowers/Guarantors	<ol style="list-style-type: none">M/s. Vaidya Life Sciences Represented by its Managing Director – Mr. Subash Gopalakrishnan 13/200 Vaidyanilayam Janatha Road Pump Junction, Aluva Ernakulam – 683101Mr. Subash Gopalakrishnan Nair S/o. C K Gopalakrishnan Nair VI/31, Grace Cottage Coder Lane, Bypass Junction Aluva P O, Ernakulam – 683101Mr. Navin Balachandran Nair S/o. Balachandran Nair 3/301 CRA 29, Sowparnam Chembumukku, Kakkanad West P O Ernakulam – 682030A S Udaya Sankar S/o. A S Sundareswan Flat no. 2, ECHCS Presidency 5 Cross Road Near Kadavanthra Bhagavathy Temple Indira Nagar, Kadavanthra Ernakulam – 682020M/s. Sree Rama Bio Sciences Pvt Ltd. Represented by Mr. Subash Gopalakrishnan Nair 118, Sabari, S M Road Officer’s Model Colony T Dasarahally, Banglore - 560057
Details of secured creditor	Industrial Finance Branch – Ernakulam

Total Amount due under the loan account/s or amount outstanding as on 28.02.2019	Rs. 1,39,57,409.64 (Rupees One crore thirty nine lakhs fifty seven thousand four hundred nine and paise sixty four only)
Description of immovable secured assets proposed for sale	<p><u>Item 1:</u></p> <p>Immovable property having a total extent of 14.45 ares (35.706 cents) made up of 7.80 Ares in Re.Sy.No.142/15 and 6.65 Ares in Re.Sy.No.142/16 (Old Sy.No.343/4B) in Parakadavu Village, Aluva Taluk, Ernakulam Dist and right of way over 3m wide private road upto the panchayat road on north in the name of Mr. Subhash Gopalakrishnan and all improvements therein with the following boundaries:</p> <p><u>Boundaries:</u></p> <p>East: Property of Parelal Devassy</p> <p>West: Property of Nidhun Murali and Subhash Gopalakrishnan</p> <p>South: Property of Mattathi Gopalan</p> <p>North: 3 meter wide road</p> <p><u>Item No.2:</u></p> <p>Immovable property having a total extent of 10.20 Ares (25.204 cents) made up of 5 Ares in Re.Sy.No.142/15 and 5.20 Ares in Re.Sy.No.142/16 (Old Sy.No.343/4B) in Parakadavu Village, Aluva Taluk, Ernakulam Dist and right of way over 3m wide private road upto the panchayat road on north in the name of Mr. Subhash Gopalakrishnan and all improvements therein with the following boundaries</p> <p><u>Boundaries</u></p> <p>East: Remaining property in Re.Sy.No.142/15 and 142/16 and property of Nidhun Murali</p> <p>West: Property of Panikulam Augusty Kochappan</p> <p>South: Property of Mattathi Gopalan</p> <p>North: 3 Meter wide road</p> <p><u>Item 3:</u></p> <p>Immoveable property having total extent of 1.52 Ares (3.756 Cents) of land in Re.Sy.No.142/12 (Old.Sy.No.343/4B) in Parakkadavu Village , Aluva Taluk, Ernakulam Dist and right of way over 3m wide private road upto the panchayat road on north in the name Mr. Subhash Gopalakrishnan and all improvements therein with the following boundaries :</p> <p><u>Boundaries</u></p> <p>East: Property of Purushothama Pai and Panikulam Augusty.</p> <p>West: 3 meter wide road</p> <p>South: 3 meter wide road</p> <p>North: Property of Panikulam Augusty</p>

Nature of the property .i.e. whether free hold/ lease hold	Free hold
Details of Encumbrance, if any.	Nil
E-auction website	www.bankauctions.in
Date and time of sale	On 05.04.2019, Friday through Online Electronic Bidding (E auction) (with auto extension clause in case of bid in last 5 minutes before closing)
Reserve Price	For items 1 and 2 combined : Rs. 44,00,000/- (Rupees Forty five lakhs only) For item 3 : Rs. 3,00,000/- (Rupees Three lakhs only)
Earnest Money Deposit [EMD]	For items 1 and 2 combined : Rs. 4,40,000/- (Rupees Four lakhs fifty thousand only) For item 3 : Rs. 30,000/- (Rupees Thirty thousand only)
Last date of submission of Bids	04.04.2019 before 4 p.m.

TERMS AND CONDITIONS OF SALE

- The e- auction shall be subject to the conditions prescribed in SARFAESI Act/Rules 2002, to the terms and conditions mentioned hereunder and as also per the general terms and conditions of e-auction.
- Auction/bidding shall be only through “Online Electronic Bidding” through the website <https://www.bankauctions.in>. Bidders/Tenderers are advised to go through the website for detailed terms and conditions to take part in the E-auction sale proceedings.
- The intending bidders/ Tenderers should register their names at the website <https://www.bankauctions.in>. and get their User ID and password free of cost. Prospective bidder may also avail online training on E- auction from M/s. 4Closure , Hyderabad. Contact persons Mr Prakash/ Sudheesh Mob No+91 9515160062/9515160064 Email id: info@bankauctions.in
- EMD amount for items 1 and 2 combined : Rs. 4,40,000/- (Rupees Four lakhs forty thousand only) and for item 3 : Rs. 30,000/- (Rupees Thirty thousand only) (being 10% of the Reserve Price) (EMD refundable without interest to unsuccessful bidders) is to be deposited by way of Demand Draft in favour of Dhanlaxmi Bank Ltd IFB-EKM Branch OR through RTGS/NEFT /Fund Transfer to credit of account of Dhanlaxmi Bank Ltd, IFB-EKM Branch, A/c No 014517700000014, IFSC Code DLXB0000145 (the transaction UTR number to be submitted to the Authorised Officer) on or before 4.00 pm of 04.04.2019 along with Bid.
- The bids /tenders received that are not duly filled up and or without Earnest Money Deposit or received after date and time specified will summarily be rejected.
- The EMD amount shall be adjusted in case of the highest/successful bidder; otherwise refund within 7 working days of finalization of sale.
- After expiry of the last date and time of submission of bids/tenders with EMD, Authorized officer shall examine the bids/tenders received by him and confirm the details of the qualified bidders (who have quoted their bids/tenders on and above the reserve price and paid the stipulated EMD with the Bank along with other factors like valid KYC etc) to the service provider M /s 4CLOSURE so as to enable them to allow the qualified bidders /tenderers to participate in the online inter-se bidding/auction proceedings at the date and time mentioned in E – Auction Sale notice.
- Auction would commence with Reserve Price followed by the highest offer, as mentioned above. The intending bidders/ Tenderers may be given an opportunity, at the discretion of the Authorised Officer of the Bank, to have inter-se bidding among themselves to enhance the offer price in multiples of Rs. 50,000/- (Rupees Fifty thousand only). The bidders /tenderers who submit the highest bid/tender (not below the Reserve Price) on closure of “Online auction” shall be declared as successful bidder/tenderer, subject to approval of the Authorised officer/secured creditor.

9. No person other than the intending qualified bidder themselves, or their duly authorized agent shall be allowed to participate in the E Auction.
10. The intending participants of the e-Auction may download copies of sale notice, terms and conditions of e-auction, help manual on operational part of e-Auction and process compliance form related to this e-auction from the above mentioned website of service provider, i.e, <https://www.bankauctions.in>.
11. The Authorized Officer reserves the right to accept / reject all or any of the offers/bids/tenders without assigning any reason, vary any of the terms and conditions of sale or postpone or cancel the opening of bids/tenders without prior notice at his sole discretion.
12. The property shall be sold to the highest bidder/tenderer, subject to acceptance of the bid by the secured creditor.
13. The successful bidder/tenderer shall **deposit 25% of the bid/tender amount** (inclusive of EMD amount) on the same day of auction or not later than next working day , as the case may be, by way of Pay order/ DD drawn as above or through RTGS/NEFT to the credit of Dhanlaxmi Bank Ltd, IFB - EKM Branch OR through RTGS/NEFT/Fund Transfer to credit of account of Dhanlaxmi Bank Ltd, IFB - EKM Branch, A/c.No. 014517700000014, IFSC Code DLXB0000145 and the balance bid /tender amount shall be paid within 15 days from the date of confirmation of the sale or any extended time as specified by the Authorised Officer of the Bank in the same way as aforesaid. In case of default, all amounts deposited till then shall be forfeited, including earnest money deposit (EMD) and the bank shall, at its discretion, be at liberty to sell the property again and the defaulting purchaser shall have no claims, whatsoever, on the property or the amounts.
14. The successful bidder/tenderer shall bear all the legal / incidental expenses including stamp duty, registration fees etc and statutory and other dues, if any.
15. The intending bidders/tenderers may, at their own interest and costs conduct due diligence, inspect the secured asset/s between 10.00 am to 4.00 pm on working days by contacting the Authorised Officer/Branch Manager, whose details are given below before the date of sale and the Bank shall not entertain any query at any later stage nor be liable for any claims in this regard.
16. It is the sole responsibility of the bidder/tenderer to obtain the Digital Signature Certificate and computer terminal system with internet connection to enable him/her to participate in the bidding. Any issue with regard to Digital Signature Certificate and connectivity during the course of the bidding online shall be the sole responsibility of the bidder/tenderer and no claim in this regard shall be entertained by the Bank or the e-auction Service Provider.
17. Bidders/tenderers are required to comply with KYC norms and provide self attested KYC documents online as well as offline on or before 04.04.2019. The genuineness of the KYC documents is the sole responsibility of the bidder/tenderer.
18. The bidders/ tenderers may participate in the E-Auction by Quoting/Bidding from their own offices/place of their choice. Internet connectivity shall have to be ensured by each bidder himself. Bank/Service providers shall not be responsible for the internet connectivity, network problems, system crash down, power failure etc.
19. This is also a notice to the borrowers/ guarantors of the said loan about holding of auction sale of the secured assets.
20. For further details of sale, terms and conditions and for inspection of the property, intending bidders/ tenderers may contact, the Authorized Officer Ms. Rajasree U K., Dhanlaxmi Bank Ltd., Regional Office, I Floor, Dhanlaxmi Building, Marine Drive, Ernakulam - 682031 (Mob:9539003849) or the Branch Manager Mrs. Jyothi K N (Mob. 9539004318) on any working day during the office hours.

Authorised Officer
Dhanlaxmi Bank Limited