



Government of India
Ministry of Finance
Department of Financial Services
DEBTS RECOVERY TRIBUNAL-MADURAI
Office of the Recovery Officer

3rd & 4th Floor, Kalyani Towers, 4/162, Madurai-Melur Road
Uthangudi, Madurai-625 107, Tel. No.0452-2423069 & Fax No.2423067

RC No.108/2015

Dated : 10.01.2024

E-AUCTION NOTICE

The under mentioned property/ies will be sold by on line e-auction through website <https://www.drt.auctiontiger.net> for recovery of a sum of **Rs.9,04,19,359/- (Rupees Nine Crore Four Lakh Nineteen Thousand Three Hundred and Fifty Nine only)** including costs as on 30.11.2023 and further interest thereon as per RC No. 108/2015 dated 20.07.2015 issued in OA No.48/2013 of DRT, Madurai in the matter of **Canara Bank, Thillai Nagar Branch, Trichy Vs. M/s TBS Enterprises, Rep. through its Partners Mr.Tajudeen, Thillai Nagar, Trichy & 4 others.**

Date and time of e-auction

29.02.2024	10.30 A.M. to 11.00 A.M.	Lot-I for Item No.1
	11.15 A.M. to 11.45 A.M.	Lot-II for Item No.2

(with auto extensions of five minutes till conclusion of the sale)

'B' Schedule – Mortgaged properties

Lot-I for Item No.1 (Property belonging to 2nd defendant Mr.Beer Sultan)

Trichy District, Trichy Registration District, Thiruverumbur Sub Registration District, Trichy Taluk, Suriyoor Village, land measuring 6 Acres 64 Cents in S. No. 349/1 & land measuring 2 Acres 68 Cents in S. No.176/1 & land measuring 25 Acres 54 Cents in S. No.349/2 and land measuring 10 Acres 69 Cents in S. No.175 and land measuring 93 Cents in S. No.176/2 and land measuring 1 Acre 15 Cents in S. No. 176/3 totaling 47 Acres 63 Cents which are divided into various house plots under the name & style of "TBS Garden City"; out of which Plot Nos.197 to 204 & Plot Nos. 255 to 262 measuring East – West 320 Feet both on the Northern & Southern sides and North-South 120 Feet both on the Eastern & Western sides totaling 38,400 Sq. Ft., and Plot No. 195 measuring 3180 Sq. Ft., and Plot Nos.196 & 263 measuring 4800 Sq. Ft., and Plot No.264 measuring 2910 Sq. Ft., totaling 49,290 Sq. Ft., buildings constructed thereon within the following boundaries

On the North : 30 Feet Width Lay-out Road,
On the East : Panchayat Road,
On the South : 23 Feet Width Lay-out Road,
On the West : 23 Feet Width Lay-out Road.

Upset price = Rs.2,10,00,000/- (Rupees Two Crore Ten Lakh only)



Lot-II for Item No.2 (Property belonging to defendant No.3 & 4)

Trichy District, Trichy Registration District, Trichy No.3 Joint Sub Registration District, Trichy Taluk, Ariyamangalam Village, Trichy Town, Abdul Kalam Asath Ali Street, a house site in old Natham S. No.195/2 corresponding to New UDR S. No.236/2 (Part) measuring East – West 52 Feet both on the Northern & Southern sides and North – South 51 Feet both on the Eastern & Western sides totaling 2652 Sq. Ft., and building constructed thereon bearing Door No.13/2-3 within the following boundaries.

On the North : House belonging to Perjan & Noorpan,
On the East : Abdul Kalam Asath Ali Street,
On the South : Common Vacant Land,
On the West : Properties belonging to Mohamed Yusuf, Kader Ibrahim & Varisai Mohammed.

Upset price = Rs.70,00,000/- (Rupees Seventy Lakh Only)


**As per EC No.2373 dated 02/03/2016 covering period from 01/01/1987 to 28/02/2016, submitted by the applicant bank an attachment of Trichy 1st Additional Judge in EP No.184/12, ARB No.1681/2012 is entered on 25/08/2015 vide Doc. No. 17/2015. As the mortgage in favour of the applicant bank has been created on 18/12/2009 and RC was issued by Hon'ble P.O. DRT, Madurai on 20/07/2015, the said EP is subject to the charge of applicant bank.

Conditions of sale:

1. Intending bidders must hold a valid digital signature certificate.
2. Bidders are advised to go through the website <https://www.drt.auctiontiger.net> for auction bid form and detailed terms and conditions of sale before submitting their bids.
3. Bids should be submitted only online in the prescribed form along with a copy of identity document as an attachment to the bid form (refer detailed terms and conditions).
4. Separate bids should be submitted for each item of property.
5. 10% of the upset price must be remitted towards EMD through RTGS/NEFT/ Money Transfer to the **Bank A/c No.552501010050068, IFS Code: UBIN0555258, "RC No.108/2015, Recovery Officer-II, DRT, Madurai", Union Bank of India, Narimedu Branch, Sri Muthu Niwas, 72, P.T.Rajan Road, Bibi Kulam, Madurai 625 002** and the remittance details must be clearly indicated in the bid form.
6. Bids should be submitted online on or before **17.00 hrs. on 26.02.2024.**
7. A Hard copy of the Auction bid form obtained from the Branch along with its enclosure submitted on line should be sent to Recovery Officer, DRT-MDU so as to reach before **27.02.2024** the closing date for bids. The cover should be super-scribed with RC No. and year.
8. On line bidding will commence from the highest bid quoted among the bids and the minimum increase for each bid will be only of **Rs.1,00,000/- for Lot-I and Rs.50,000/- for Lot-II** respectively each property or multiples thereof.
9. EMD amounts of unsuccessful bidders will be returned by the bank and no enquiry in this regard will be entertained.
10. The highest bidder shall be declared to be the purchaser of any lot provided that further that the amount bid by him is not less than the reserve price. It shall be in the discretion of the undersigned to decline/acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so.



11. The successful bidder shall have to pay 25% of the sale proceeds after adjustment of EMD on being knocked down by next date. i.e. by 3.00 P.M. in the said account as per detail mentioned in Para-5 above. If the next day is Holiday or Sunday, then on next first office day.
12. The purchaser shall deposit the balance 75% of the sale proceeds on or before 15th day from the date of sale of the property, exclusive of such day, or if the 15th day be Sunday or other Holiday, then on the first office day after the 15th day by prescribed mode as stated in Para 5 above. In addition to the above purchaser shall also deposit Poundage fee with Recovery Officer, DRT, Madurai @ 1% of sale amount plus Rs.10/- through DD in favour of Registrar, DRT, Madurai.
13. In case of default of payment within the prescribed period, the deposit, after defraying the expenses of the sale, may, if the undersigned thinks fit, shall be forfeited to the Government and the defaulting purchaser shall forfeit all claims to the property shall be resold, after the issue of fresh proclamation of sale.
14. Property is sold "As is and Where is and No complaint basis"
15. Property can be inspected **on 23.02.2024 between 11.00 hrs. and 15.00 hrs.**
16. Property will not be sold below the upset price.
17. Recovery officer has the absolute right to accept or reject a bid or postpone/ cancel the sale without assigning any reason.
18. Intending bidders are advised to peruse copies of title deeds available with the bank and also check the identity and correctness of the property details and Encumbrances etc.,
19. Details regarding e-auctioning shall be obtained from M/s e-Procurement Technologies Ltd., A-801, Wall Street-II, Opp. Orient Club, Nr. Gujarat College, Ellis bridge, Ahmedabad-380006, Gujarat. Phone No.079-40230810 to 827 email id : tamilnadu@auctiontiger.net Mr. T.Praveenkumar Thevar, Mob. No. 9722778828, email id: praveen.thevar@auctiontiger.net or support@auctiontiger.net & Mr. Gnanaprakash, Mob. No.9265562818.
20. Further property details if any required shall be obtained from **The Chief Manager, Canara Bank, ARM Branch, Muthaiah Towers, 1st Floor, 1, Royal Road, Cantonment, Trichy-620001, Tel. No.0431-2416067, Mobile No. 9489045912.**


(T.P. Murugan)
Recovery Officer

