

**Encore Asset Reconstruction Company Private Limited (Encore ARC)
acting in its capacity as the Trustee of EARC -BANK - 019 -Trust
Encore ARC Corporate Office Address: 5th Floor, Plot No. 137, Sector 44, Gurugram
122002, Haryana**

Public Notice for e-Auction

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) and proviso to Rule 9 (1) of Security Interest (Enforcement) Rules, 2002 (Rules).

Notice is hereby given to the public in general and in particular to the Borrower and Guarantor (s) that the below described immovable properties mortgaged/charged to Karur Vysya Bank Ltd. to secure dues in the loan account since assigned to Encore ARC (Secured Creditor) acting in its capacity as the Trustee of EARC-Bank-019-Trust, the Possession of which has been taken by the Authorised Officer of Karur Vysya Bank Ltd., will be sold on “As is where is”, “As is what is” and “Whatever there is” basis on 29.12.2023 at 11:00 a.m., for recovery of,

1. Rs.13,84,49,529.00 (Rupees Thirteen Crores Eighty Four Lakhs Forty Nine Thousand Five Hundred and Twenty Nine Only) as on 31.10.2023 together with further interest from 01.11.2023 at contractual rate till recovery and other costs, charges etc due to the Encore ARC (Secured creditor), from Borrower Mr.N. Nandakumar S/o. S. Nachimuthu, Sole Prop. of M/s.Shri Sadguru Textiles and Guarantors 1.Mr. S. Nachimuthu, S/o.Sengoda Gounder, 2. Mr. N. Sathyamoorthy,S/o. S.Nachimuthu, 3. Mrs. N. Kaliammal, W/o.S. Nachimuthu
2. Rs.17,98,55,891.00 (Rupees Seventeen Crores Ninety Eight Lakhs Fifty Five Thousand Eight Hundred and Ninety One Only) as on 31.10.2023 together with further interest from 01.11.2023 at contractual rate till recovery and other costs, charges etc due to the Encore ARC (Secured creditor), from Borrower Mr. N. Sathiyamoorthy, S/o.S.Nachimuthu, Sole Prop. of M/s. Sri Giri Fabrics and Guarantors 1. Mr. S. Nachimuthu, S/o.Sengoda Gounder, 2. Mr. N. Nandakumar,S/o. S. Nachimuthu, 3. Mrs. N. Kaliammal, W/o. S. Nachimuthu

The description of the mortgaged immovable properties, and the details of Reserve Price for the Secured Assets, Earnest Money Deposit & Minimum Increment Amount in Bidding Process are as under:

Item Sr No.	Name of Account	Description of Property	Reserve Price (In Rs.)	Earnest Money Deposit (In Rs.)	Minimum Increment Amount in Bidding Process (In Rs.)
1.	M/s.Shri Sadguru Textiles & M/s.Sri Giri Fabrics	<p>Property No.1 Namakkal Registration District, Pallipalayam Sub-registration District, Pallipalayam Village, S.F.No. 286/1 p.acre 1.63, S.F.No. 286/2 P.acre 0.92, in this with an extent of 4500 sq ft of land with construction situated within the following four boundaries: North of Property settled in favour of Nandhakumar and Sathiyamoorthy and 15 feet East west road South of property of Nachimuthu East of 12 feet road and 21 feet north south road West of the property of Raja, Paneer sons of Chinnagounder Which admeasures East west 113½ feet on the North East west 111½ feet on the South North South 40 feet on the East North South 40 feet on the West With an extent 4500 sq.ft. of land and the 20 year old RCC roofed house constructed therein with two 10HP electric connections. The old Door No. 1C2A. The New Door No. is 12/2. Electric service connection number DGR -563, DGR-792. With the right of access from the vediyarasampalayam North South Panchayat Road</p>	85,00,000.00 (Rupees Eighty Five Lakhs Only)	8,50,000.00 (Rupees Eight Lakhs Fifty Thousand Only)	50,000.00 (Rupees Fifty Thousand Only)

		Through the east west road admeasuring 18 feet on the west and 25 feet on the east and through the 33 feet north south road and the 21 feet and 12 feet north south roads. With the right of draining water through the 2 feet width drainage formed on the south of 18 feet width north south road into the 7 feet width common pathway situate on the North. The above said property situates within Pallipalayam Municipal limits.			
2	M/s.Shri Sadguru Textiles & M/s.Sri Giri Fabrics	Property No.2 Namakkal Registration District Pallipalayam Sub-registration District Pallipalayam Village, S.F.No.286/1 p.acre 1.63, S.F.No.286/2, p.acre 0.92 in this the property situated within the following four boundaries: North of Property S. Nachimuthu South of the property S. Nachimuthu East of 12 feet road and 21 feet broad north south road West of property of Raja and paneer sons of chinna gounder and common wall which admeasures East West 116 feet on the North , East West 113½ feet on the South, North South 37 feet on the East, North South 49 feet on the West, with an extent 4934¼ sq.ft of land and the 20 year old RCC Terrace building constructed therein with two 10HP Electric connection obtained therein. Old Door No. 1C2B. New Door No. 12/3 Electric	90,00,000.00 (Rupees Ninety Lakhs Only)	9,00,000.00 (Rupees Nine Lakhs Only)	50,000.00 (Rupees Fifty Thousand Only)

		<p>service connection No. TGR 560 and 778. With the right of access from the vediyarasampalayam North South Panchayat Road Through the east west road admeasuring 18 feet on the west and 25 feet on the east and through the 33 feet north south road and the 21 feet and 12 feet north south roads. With the right of draining water through the 2 feet width drainage formed on the south of 18 feet width north south road into the 7 feet width common pathway situate on the North. The above said property situates within Pallipalayam Municipal limits</p>			
3	<p>M/s.Shri Sadguru Textiles & M/s.Sri Giri Fabrics</p>	<p>Property No.3 Namakkal Registration District, Pallipalayam Sub-registration District, Pallipalayam Village, S.F.No. 286/1 p.acre 1.63, S.F.No. 286/2 p.acre 0.92 in this the property situated within the following four boundaries: North of Property S.S.Mani South of property S.Nachimuthu East of property of A.R.Murugesan factory and Pottukarar sengodan and 2 feet width seepage water course West of 33 feet North South road which admeasures East West 99½ feet on the North East West 100½ feet on the South North South 40 ½ feet on the East, North South 40 ½ feet On the West, With an extent of 4050 sq.ft of house</p>	<p>79,00,000.00 (Rupees Seventy Nine Lakhs Only)</p>	<p>7,90,000.00 (Rupees Seven Lakhs Ninety Thousand Only)</p>	<p>50,000.00 (Rupees Fifty Thousand Only</p>

		<p>site and the 10 year old RCC Terrace building constructed therein with 10 HP electric connections obtained therein. Electric Service connection number DGR - 444 and 632. With the right of access from the vediyarasampalayam North South Panchayat Road Through the east west road admeasuring 18 feet on the west and 25 feet on the east and through the 33 feet north south road and the 21 feet and 12 feet north south roads. With the right of draining water through the 2 feet width drainage formed on the south of 18 feet width north south road into the 7 feet width common pathway situate on the North. The above said property situates within Pallipalayam Municipal limits.</p>			
4	<p>M/s.Shri Sadguru Textiles & M/s.Sri Giri Fabrics</p>	<p>Property N0 4 Namakkal Registration District Pallipalayam Sub-registration District Pallipalayam Village, S.F.No. 286/1 p.acre 1.63, S.F.No. 286/2,p.acre 0.92,in this the property situated within the following four boundaries: North of 18 feet width East West road South of property S.S. Mani East of factory building of Sengodan Son Arumugam Gounder West of 33 feet width north south road Which admeasures East West 112½ feet on the North East West 116½ feet on the south North South 41¾ feet</p>	<p>72,00,000.00 (Rupees Seventy Two Lakhs Only)</p>	<p>7,20,000.00 (Rupees Seven Lakhs Twenty Thousand Only)</p>	<p>50,000.00 (Rupees Fifty Thousand Only)</p>

		<p>on the East North South 41¾ feet on the West which admeasures extent of 4780 sq.ft of house site and the 20 year old RCC roofed and terraced building constructed therein with two 10HP electric connections. The Old Door No. 1C and 1C1. The new door No. 12/6 and 12/7. With the right of access from the vediyarasampalayam North South Panchayat Road Through the east west road admeasuring 18 feet on the west and 25 feet on the east and through the 33 feet north south road and the 21 feet and 12 feet north south roads. With the right of draining water through the 2 feet width drainage formed on the south of 18 feet width north south road into the 7 feet width common pathway situate on the North. The above said property situates within Pallipalayam Municipal limits.</p>			
5	M/s.Shri Sadguru Textiles & M/s.Sri Giri Fabrics	<p>Property NO.5 Item No.1 Namakkal Registration District Pallipalayam Sub-registration District Pallipalayam Village, S.F.No. 286/1 P.acre 1.63, S.F.No. 286/2 P.acre 0.92 in this the property situated within the following four boundaries: North of the property of S.Nachimuthu South of the property of Pottukarar Sengodan and Kandiyar Mani East of the property of S.Nachimuthu West of the Property of Raja,</p>	1,44,00,000.00 (Rupees One Crore Forty Four Lakh Only)	14,40,000.00 (Rupees Fourteen Lakhs Forty Thousand Only)	50,000.00 (Rupees Fifty Thousand Only)

		<p>Paneer and Palaniappan sons of Chinnagounder and common wall Which admeasures East West 117¾ feet on the North East West 116 feet on the South North South 47½ feet on the East , North South 45 feet on the West With an extent of 5405 sq.ft of house site and the 20 year old RCC Terrace building consructed therein and a pipe well and 5HP electric motor installed therein. Electric Service connection number TGR 501 to TGR 504 with water connection bearing no. 2580, 2581. With the right of access from the vediyarasampalayam North South Panchayat Road Through the east west road admeasuring 18 feet on the west and 25 feet on the east and through the 33 feet north south road and the 21 feet and 12 feet north south roads. With the right of draining water through the 2 feet width drainage formed on the south of 18 feet width north south road into the 7 feet width common pathway situate on the North. The above said property situates within Pallipalayam Municipal limits</p> <p>Item No.2</p> <p>Namakkal Registration District Pallipalayam Sub-registration District Pallipalayam Village, S.F.No. 286/1 p.acre 1.63,S.F.No. 286/2,p.acre</p>			
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		<p>0.92, in this the property situated within the following four boundaries: North of the Property of S.Nachimuthu South of Property Pottukarar Sengodan East of 7 feet East West road and 2 feet north South common lane West of the property S.Nachimuthu admeasuring East West 117½ feet on the North East West 116½ feet on the South North South 45feet on the East North South 45 feet on the West with an extent of 5265 sq.ft of house site and the 30 year old mangalore tiled houses constructed therein. The Old Door No's 12A to 12D. The New door Number are 23, 23/1 to 23/19. Electric Service connection no. TGR -770 to TGR 776 with two water connection. With the right of access from the vediyarasampalayam North South Panchayat Road Through the east west road admeasuring 18 feet on the west and 25 feet on the east and through the 33 feet north south road and the 21 feet and 12 feet north south roads. With the right of draining water through the 2 feet width drainage formed on the south of 18 feet width north south road into the 7 feet width common pathway situate on the North. The above said property situates within Pallipalayam Municipal limits</p>			
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Date of Inspection of Secured Assets	15/12/2023 between 10:00 AM to 3:00 PM
Last Date of Submission of online Bid	Before 3.00 PM on 28/12/2023
Date & Time of e-Auction	29/12/2023 at 11.00 AM to 1:00 PM with unlimited extensions of 5 minutes each as per Terms & Conditions mentioned below. Auction Website: https://bankeauctions.com

Terms and Conditions

- a. The e-auction sale of Secured Assets, which are under physical possession of Encore ARC after said assignment, is on “as is where is”, “as is what is”, “whatever there is” and “no recourse” basis for and on behalf of the Secured Creditor viz. Encore ARC.
- b. Bid document containing general terms and conditions of sale can be obtained from <https://bankeauctions.com> between **08/12/2023 to 28/12/2023**.
- c. The interested bidders may inspect the secured assets on 15.12.2023 between 10.00 am to 3.00 pm.
- d. For participating in online e-auction sale, Bid Offer form, copies of PAN Card, Board Resolution in case of Company and photo ID, address proof and other documents as detailed in Bid Document, are required to be submitted along with EMD, which is payable by way of **RTGS/NEFT** in the name of **EARC - Bank - 019 - Trust, account No. 575000 00338528, HDFC Bank , Sector 29, Gurugran, Haryana -122002, IFSC Code No. HDFC0001720** on or Before 3.00 PM on 28/12/2023. Once an Online Bid is submitted, same cannot be withdrawn. Further any EMD submitted by bidder will be required to send the UTR/Ref no of the RTGS/NEFT with a copy of cancelled cheque on the following email IDs i.e. nagaraju.bm@encorearc.com.
- e. The secured assets shall be sold by the Authorised officer by way of **Electronic Public Auction on 29/12/2023** in the premises of Encore ARC at **5th Floor, Plot 137, Sector 44, Gurugram – 122 002, Haryana** through e-Auction Agency M/s.C1 India Pvt Ltd at their website/portal i.e. <https://bankeauctions.com> **between 11:00 AM to 1:00 PM** with auto extension clause, i.e. the end time of e-Auction will be extended by 5 minutes each time if valid bid is made within last 5 minutes before close of e-Auction.
- f. The EMD will not carry any interest.
- g. The bidders may participate in the e-auction from their own office/place of their choice. Internet connectivity shall have to be arranged by each bidder himself/itself. The Authorised Officer of Encore ARC (AO) and/or the service provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure etc;

- h.* For details, help, procedure and online training on e-auction, prospective bidders may contact M/s.C1 India Pvt Ltd; Contact number Mr. Prabakaran M. +91-7418281709 email id tn@c1india.com and Support Team Email Id support@bankeauctions.com Contact Nos.: +917291981124 /25 /26
- i.* The bidder will be required to submit the bid above the reserve price in the manner as mentioned in Bid Document along with the EMD amount. In case the bidder fails to submit the bid online, then the bid amount as mentioned by such bidder in Bid Offer form shall be treated as final bid from the respective bidder.
- j.* The Authorised Officer reserves the right to accept or reject any/or all the bids or adjourn, postpone or cancel the auction without assigning any reasons thereof.
- k.* The EMD of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded within 7 working days from the date of auction. The EMD shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, immediately upon declaration as highest bidder and balance 75% of the sale price within 15 days from the date of confirmation of sale or such extended period as agreed upon in writing by and solely at the discretion of the Authorised Officer of Encore ARC.
- l.* Attention of all interested parties is also invited to the provisions of sub-section (8) of Section 13 of SARFAESI Act, 2002 regarding time available to redeem the secured assets.
- m.* The payment of all applicable Stamp duties, additional stamp duties, transfer charges, statutory dues, non statutory dues, GSTN, assessment charges, fees owing to anybody etc. shall be the sole responsibility of the successful bidder only.
- n.* The intending bidders are advised to make their own independent enquiries regarding the other encumbrances, title of properties put to auction and claims / rights / dues affecting the property prior to submitting their bid. The Secured Assets are being sold with all the encumbrances known and / or unknown to Secured Creditor. The Secured Creditor shall not be responsible in any way for any third party claims/rights/dues.

In case the e-Auction date is declared public holiday then the date will be automatically extended to the very next working day.

Since Encore ARC is acting in its capacity as Trustee of EARC-Bank-019-Trust only, any reference of its name in this Public Notice should be construed accordingly.

For detailed terms and conditions of the sale, please refer to the link provided in Encore ARC's website i.e. <https://www.encorearc.com> and <https://bankeauctions.com>

Interested bidders may contact Authorised officers of Encore ARC Mr B.M. Nagaraju.89399 56230 , Mr. K.Nagendran Mobile No. 91762 91717, Mr Sabari Sundar Mobile No. 79049 18124 for any further information / query.

Date: 07.12.2023

Place: Chennai

B. M. Nagaraju
Authorised Officer

Encore Asset Reconstruction Company Private Limited