



Retail Lending and Payment Group (South Zonal Office/Branch): Axis Bank-RAC, Arcot Plaza, Old No.38, New No.165, Arcot Road, Kodambakkam, Chennai - 600024

Axis Bank Ltd., 3rd Floor, Gigaplex, NPC – 1, TTC Industrial Area, Mugalsan Road, Airoli, Navi Mumbai
– 400 708.

Registered Office: “Trishul”, 3rd Floor Opp. Samaratheshwar Temple Law Garden, Ellisbridge Ahmedabad – 380006

**Public notice for Sale/Auction of immovable properties
{under SARFAESI Act read with proviso to Rule 8 (6) of the Security Interest
(Enforcement) Rules}**

Whereas the Authorized Officer of Axis Bank Ltd. (hereinafter referred to as ‘the Bank’), under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (in short ‘SARFAESI Act’) and in exercise of powers conferred under Section 13(12) read with the Security Interest (Enforcement) Rules, 2002 issued Demand Notice under Sec. 13(2) of SARFAESI Act calling upon the below-mentioned Borrowers/Co-borrowers/mortgagors/Guarantors to repay the amount mentioned in the notice being the amount due together with further interest thereon at the contractual rate plus all costs charges and incidental expenses etc. till the date of payment within 60 days from the date of the said notice.

The Borrowers/Co-borrowers/Mortgagors/Guarantors having failed to repay the above said amount within the specified period, the authorized officer has taken over physical possession in exercise of powers conferred under Section 13(4) of SARFAESI Act read with Security Interest (Enforcement) Rules, 2002, which is to be sold by way of auction on “As Is Where Is Basis”, “As Is What Is Basis”, “Whatever There Is Basis”, and “No Recourse Basis” for realization of Bank’s dues under Rules 8 and 9 of Security Interest (Enforcement) Rules, 2002 by inviting tenders/bids as per below Auction schedule:

SCHEDULE OF SECURED ASSETS

Item No.1

Schedule - A

All the piece and parcel of land situated within Coimbatore Registration District, Coimbatore Sub Registration District, Coimbatore Taluk, Hamlet Kurichi Village in S.F.No.279/3C in Chettipalayam Road, Opp. to Roman Catholic Church, the site and Bungalow admeasuring 30 cents more or less bounded

North by : The Bungalow of Mr. A.T.G. Clannels

East by : Railway compound wall

South by : Property of Mr. A.T. Netto

West by : Chettipalayam Road

Within the above boundaries with all permanent fixtures therein including a draw well and electric installations the compound walls on the tree sides, North, West, and South and the Bungalow bearing Door No.5/3, within the Jurisdiction of Kurichi Municipality.

Schedule - B

Out of this, the vendors conveyed and sold to southern portion of 2/3rd share bounded with

North by : Property of Ms. Hycimth Footman wife of Mr. footman

East by : Railway Compound wall

South by : Property of Mr. A.T. Netto

West by : Chettypalayam Road

Within the above boundaries and measurements as below

East West on the South - 154' Feet

Then East edge South North - 98'6" Feet

Then East West - 46' Feet

From the North South - 36'3" Feet

Then East West - 53'0" Feet

From then South North - 2'6" Feet

Then East West - 39' Feet

Then North South - 2'6" Feet

Then East West - 56'2" Feet

North South on the West - 32'6" Feet

Totaling admeasuring an extent of 657.84 sq.meters of 7081 sq.ft or 16 cents and 111 sq.ft vacant land thereon. The present resurvey number is 279/3C and site plan is attached herewith. The property is situated within the Kurichi Municipality limits.

Item No.2

All the piece and parcel of lands situated within Coimbatore Registration District, Coimbatore Sub Registration District, Coimbatore Taluk, Hamlet Kurichi Village in S.F.No.278 part, bounded on

North by : Tamilnadu Mercantile Bank

South by : Property belongs to Hajee Y.Imran Sherif

East by : Property belongs to Hajee Y.Imran Sherif

West by : R.C. Chruch Road

Within the above boundaries

East West on the Northern side : 145'0" Feet

East West on the Southern Side : 149'0" Feet

North South on the Eastern side : 36'3" Feet

North South on the Western side : 16'0" Feet

Admeasuring an extent of 3540 sq.ft vacant land in this tiled house with doors and windows and electrical fittings thereon, the new Door No.12/13.

Tax Assessment No.13728 and its deposit amount

Water Service charge No.733(m) 60450(w) and its deposit amount

Electricity service connection No.51 and its deposit amount

The property is situated with present Re-Survey No.279/3C

This property is situated at R.C. Church Road within the Kurichi Municipality (3rd grade)

KNOWN ENCUMBRANCES (IF ANY)	NIL
RESERVE PRICE (IN RS.)	Rs.2,50,00,000/- (Rs. Two Crore Fifty Lakhs only)
EARNEST MONEY DEPOSIT (IN RS.)	Rs.25,00,000/- (Rs. Twenty Five Lakhs only) through DD/PO in favor of 'Axis bank ltd.' payable at Chennai.
BID INCREMENTAL AMOUNT	Rs. 10,000/- (Rs. Ten Thousand only)
LAST DATE, TIME AND VENUE FOR SUBMISSION OF BIDS / TENDER WITH EMD	Till 24thAug2021 latest by 03:00 P.M. at Axis Bank Limited, Axis Bank Limited , Axis Bank-RAC, Arcot Plaza, Old No.38, New No.165, Arcot Road, Kodambakkam, Chennai – 600024 addressed to Dileepkumar J S.
DATE, TIME, AND VENUE FOR PUBLIC E-AUCTION	On 26thAug2021 , between 11.00 A.M and 12.00 Noon. with unlimited extensions of 5 minutes each at web portal https://www.bankeauctions.com e-auction tender documents containing e-auction bid form, declaration etc., are available in the website of the Service Provider as mentioned above
DATE FOR INSPECTION OF PROPERTIES	28 th Jul 2021 from 3 pm to 5 pm, For any other date-as per prior appointment of authorized officer
COST OF TENDER / BID CUM AUCTION FORM	Rs.250/- per Bid Cum Auction Form
RETURN OF EMD OF UNSUCCESSFUL BIDDERS	Within Seven working days from the date of Auction.
LAST DATE FOR PAYMENT OF 25% OF ACCEPTED HIGHEST BID FOR CONFIRMED SUCCESSFUL BIDDER(INCLUSIVE OF EMD)	The payment should be made latest by next working day from the date of bid confirmation.
LAST DATE FOR PAYMENT OF BALANCE 75% OF HIGHEST BID	Within 15 days from the date of Sale Confirmation
Loan Details	
BORROWER/ GUARRANTORS /MORTGAGOR NAME & ADDRESS	<p>1. M/s. SHERIFF MOTORCYCLES Represented by its Partners Having Office at No. 1240, 1241 & 1242, Mettupalayam Road Coimbatore – 641001</p> <p>2. SHERIFF MOTORS Represented by its Partners Having Office at No. 1240, 1241 & 1242, Mettupalayam Road Coimbatore - 641001</p>

	<p>3. Mr. M A Yusuff Sheriff S/o Mohideen Akbar Sheriff No.19, Maniathottam 2nd Street N.H. Road, Coimbatore - 641001</p> <p>4. Mr. Y Omar Sheriff S/o M A Yusuff Sheriff No.18, Maniathottam 2nd Street N.H. Road, Coimbatore - 641001</p> <p>5. Mr. Y Ibrahim Sheriff S/o. M A Yusuff Sheriff No.19, Sheriff Manzil, 2nd Street, Maniya Garden, N H Road, Varity Hall Road, Coimbatore - 641001</p> <p>6. Mr. Y Imran Sheriff S/o M A Yusuff Sheriff No.19, Manya Thottam Street - 2 N.H. Road, Coimbatore - 641001</p>
Loan Account No	917030048138112 & 917030048016805
DATE OF DEMAND NOTICE U/SEC.13(2) OF SARFAESI ACT	26.11.2019
AMT. OF DEMAND NOTICE U/S- 13(2) OF SARFAESI ACT (IN RS.)	<p>(917030048138112 - SHERIFF MOTORCYCLES) Rs. 1,61,09,575/- (Rupees One Crore Sixty One Lakhs Nine Thousand Five Hundred and Seventy Five only) being the amount due as on 25.11.2019</p> <p>(917030048016805 - SHERIFF MOTORS) Rs. 1,07,37,222/- (Rupees One Crore Seven Lakhs Thirty Seven Thousand Two Hundred and Twenty Two only) being the amount due as on 25.11.2019</p>
DATE OF PHYSICAL POSSESSION	26/Jun/2020
PUBLICATION DATE OF POSSESSION NOTICE	30/Jun/2020
OUTSTANDING DUES	Rs.3,14,88,138/- (Rupees Three Crores Fourteen Lakhs Eighty Eight Thousand Hundred and Thirty Eight Only) dues as on 09-Jul-2021.

Terms and conditions of auction:-

1. Bidder/(s) shall have to give complete offer.
2. The intending bidder should submit the evidence of EMD deposit like DD/PO along with Request letter for participation in the e-Auction, self-attested copies of (i) Proof of Identification (KYC) Viz ID card / Driving License/Passport etc., (ii) Current Address -proof of communication, (iii) PAN card of the bidder (iv) Valid e-mail ID (v) Contact number(mobile/Land line of the bidder etc., during normal

working hours in the office of the Authorised Officer at Axis Bank Limited, Axis Bank-RAC, Arcot Plaza, Old No.38, New No.165, Arcot Road, Kodambakkam, Chennai – 600024.

3. Valid email ID (e -mail ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and Pass word by M/s. C1 India Private Ltd (vendor name) may be conveyed through e mail.
4. Each tender / Bid/offer shall be accompanied by an Earnest Money Deposit (EMD) as mentioned above by D.D. / Pay Order in favour of **“Axis Bank Ltd ” payable at Chennai**. D.Ds / P.Os should be purchased by the tenderer/bidder or on his/her/its behalf only.
5. Names of Eligible Bidders will be identified by the Axis Bank to participate in online e-Auction on the portal <https://www.bankeauctions.com>. M/s.C1 India Private Limited who will provide User ID and Password after due verification of PAN of the Eligible Bidders.
6. The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting Bid Documents, Training/ Demonstration on Online Inter-se Bidding etc., may contact M/s. C1 INDIA , Udyog Vihar, Phase 2, Gulf Petrochem building, Building No. 301 Gurgaon, Haryana. Pin: 122015, Help Line No. +91-124-4302020/21/22/23/24 or +91- 9971431862, Help Line e-mail ID: support@bankeauctions.com and for any property related query may contact the **Authorized Officer: Mr. Mr. Dileepkumar J S (Mobile. +91-9072372266), E-mail ID: dileepkumar.js@axisbank.com** during the bank working hours from Monday to Friday.
7. The Bid/(s) need to be submitted above the Reserve Price amount and any bid/(s) received after the due date, time will not be considered as Valid.
8. The tenderer/bidder will have to abide by the rules and regulations of the Local Authority with respect to transfer or use of the said property.
9. The successful bidder shall be required to submit the final prices, quoted during the e-Auction as per the annexure after the completion of the e-Auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of e- Auction.
10. During e-Auction, if no bid is received within the specified time, Bank at its discretion may decide to revise opening price / scrap the e-Auction process / proceed with conventional mode of tendering.
11. The bidders are required to submit acceptance of the terms & conditions and modalities of e- Auction adopted by the service provider, before participating in the e-Auction.
12. The bid once submitted by the bidder, cannot be cancelled/withdrawn and the bidder shall be bound to buy the property at the final bid price. The failure on the part of bidder to comply with any of the terms and conditions of e-Auction, mentioned herein will result in forfeiture of the amount paid by the defaulting bidder

13. Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders
14. The Authorised Officer shall be at liberty to cancel the e-Auction process / tender at any time, before declaring the successful bidder, without assigning any reason.
15. The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price
16. In case of any dispute arises as to the validity of the bid (s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Authorised Officer shall be final. In such an eventuality, the Bank shall in its sole discretion be entitled to call off the sale and put the property to sale once again on any date and at such time as may be decided by the Bank. For any kind of dispute, bidders are required to contact the concerned authorised officer of the concerned Bank only.
17. The Bank/Service Provider for e-Auction shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the causes.
18. As per Section 194 of Income Tax Act (as amended time to time), if property is sold above 50 Lakhs then buyer will have to pay appropriate TDS to the Government treasury and the TDS certificate has to be deposited in the Bank.
19. The successful bidder shall deposit 25% of the bid amount (including the EMD deposited with the bid) latest by next working day from the date of bid confirmation. Payment has to be made only in the form of DD drawn in favour of **'Axis Bank Limited' payable at Chennai.**
20. In case the successful bidder fails to deposit 25% of the bid amount as above, earnest deposit shall be forfeited by the Bank without any notice. The successful bidder shall deposit the balance bid amount within 15 days from the date of confirmation of sale by the Bank. In case of default in payment, entire amount so deposited shall be forfeited without notice and the property shall be resold. In such case the successful bidder shall have no claim/s in regard to the property or to any part of the sum for which it may be sold subsequently. The Bank also reserves the right to sell the property to any third party by any of the modes prescribed under the SARFAESI Rules, 2002.
21. In the event of any default in payment of any of the amounts, or if the sale is not completed by reason of any default on the part of the purchaser/bidder within the aforesaid time limit, the Bank shall be entitled to forfeit all the monies paid by the purchaser/bidder till then and put up the secured asset(s) / property (ies) for sale/disposal again, in its absolute discretion and may also resale/offer the same to the second highest bidder. Further, all costs, charges and expenses incurred by the Bank on account of such resale shall be borne and paid by the defaulting purchaser. The Bank reserves its right, solely at its discretion and on such terms & conditions it may stipulate, to extend the aforesaid time limit.

22. Any disputes / differences arising out of sale of the immovable property (ies) / secured asset(s) offered for sale shall be subject to the exclusive jurisdiction of Courts / Tribunals at Chennai only.
23. The tenders/bids below Reserve Price and / or not accompanied by the appropriate EMD and all other documents as mentioned in clause 7 above shall be treated as invalid. However, the Authorized Officer reserves its right, at its sole discretion, to treat all such or any such tenders/bids as valid/invalid. The EMD will be returned to the unsuccessful tenderers/bidders within seven working days from the date of auction, without any interest thereon. The tenderers / bidders will not be entitled to claim any interest if the refund of EMD is delayed for any reason whatsoever.
24. To the best of knowledge and information of the Bank, there are no other encumbrances as mentioned in the chart above. Statutory dues like property taxes, maintenance, taxes for essential commodities etc. be ascertained by the prospective purchaser (s) and are the liability of the prospective purchaser (s).
25. The secured Asset(s) / property(ies) is / are offered for sale on **“AS IS WHERE IS”, “AS IS WHAT IS”, “WHATEVER THERE IS” AND “NO RECOURSE” BASIS**. The Bank does not undertake any responsibility to procure any permission / license etc. in respect of the secured asset(s)/immovable property(ies) offered for sale or for any dues / charges including outstanding water/service charges, transfer fees, electricity dues, dues of the local authority and /or any other dues, taxes, encumbrances if any, in respect of the said immovable secured asset (s) / immovable property(ies).
26. The tenderers/ bidders are advised to in their own interest to satisfy themselves with the title and correctness of other details pertaining to the immovable secured assets including the size/area of the immovable secured assets in question as also ascertain any other dues/liabilities/encumbrances from the concerned authorities to their satisfaction before submitting the tenders/bids. No queries in this regard shall be entertained at the time of auction or after. Offer(s)/Tenderer(s) whose offer is accepted by Authorised Officer shall not raise any grievance/complaint and shall not be permitted to withdraw after his offer is accepted by the Authorised Officer, either on the ground of discrepancy in size/area, defect in title or any other ground whatsoever. After the offer of tender/bid is accepted, such successful purchaser/his nominee shall be deemed to have unconditionally accepted all the terms and conditions of sale of immovable properties/secured assets and further shall be deemed to be waived all objections as to the title, descriptions, measurements etc. in respect of such immovable assets.
27. Tenders/bids with conditional offers shall be treated as invalid. Likewise correspondence about any change in the offers will not be entertained. If any tenderer/bidders wishes to give a fresh offer for the secured asset (s) / immovable property(ies) advertised on or before the last date prescribed for submission of the

tenders/bids in the concerned advertisement, he / she /its they may submit a fresh tender /bid with appropriate EMD, subject to withdrawal of the earlier submitted offer.

28. The purchaser shall be required to bear all the necessary expenses like stamp duty, registration expenses, transfer fee and other charges etc. for transfer of the secured asset (s) / immovable property(ies) in his / her / their /its name(s).
29. The Bank reserves its right to accept or reject highest, any or all offer (s) or adjourn / postpone
/ cancel the e-Auction without assigning any reason and in case all the offers are rejected, either to hold negotiations with any of the tenderers/bidders or to sell the secured asset(s) / immovable property(ies) through private negotiations with any of the tenderers/bidders or any other party / parties. The Bank's decision in this behalf shall be final and binding.
30. The Bank will be at liberty to amend/modify/delete any of the above conditions at its sole discretions as may be deemed necessary or warranted in the light of the facts and circumstances of the case without giving any further notice to the bidders/tenderers and the tenderers/bidders shall be deemed to have accepted such revised terms and would accordingly be bound by them.
31. The Bank shall not be held responsible/liable for any charge, lien, and encumbrances, in ascertaining the genuineness /marketability in the title, property tax or any other dues to the government or anybody in respect of secured assets.
32. The sale is subject to confirmation by the bank.
33. The bid is not transferable.

Dated: 09.07.2021
Place: Chennai

Sd/-
(Authorised Officer)
Axis Bank Ltd