The South Indian Bank Ltd,
Regional Office : Chennai,
No. 43, Ground Floor, Hameediya Center,
Haddows Road, Nungambakkam,
Chennai, Tamil Nadu, Pin Code: 600 006,
Phone No: 044 2823 8250/ 2828 1109,
Email: ro1005@sib.bank.in

SOUTH INDIAN Bank
EXPERIENCE NEXT-GEN BANKING

Ref: RO/CHEN/RED/189/26-27

Date: 04.11.2026

E - AUCTION SALE NOTICE

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 9(1) of the Security Interest (Enforcement) Rules, 2002.

WHEREAS, the Authorised Officer of the Bank had issued Demand Notice dated 13-12-2024 calling upon Borrower – (i) **M/s. Zulaikha Motors Private Limited,** Registered Office : Door no. 398 & 398 A, Tambaram Main Road, Velacherry, Chennai, Tamilnadu- 600 042 , Also at: No. 355A, GST Road, Alandur, Chennai, Tamil Nadu – 600 016 , Also at: 808,Anna Salai GR Complex, Nandanam,Chennai, Tamil Nadu- 600 035 and Guarantors/Mortgagors – (ii) **Mr. Pushparaj Samy Nadar**, S/o. Rayappa Lurdu Samy, 1001, Plot No. 420, 421, Jeevan Sukh CHS, 14th Road Supreme Residency, Mumbai, Maharashtra- 400 050, (iii) **Mr. Thomas William Pangaraj**, S/o. Selvaraj, Plot no. 40, No. 2, 2nd Cross Street, Balaji Nagar, Selaiyur Tambaram, Chennai, Tamilnadu- 600 073, (iv) **Mr. Maxim Jayaraj** Serrao [deceased and now represented by legal heirs viz. (a) **Mrs. Jacintha Serrao** W/o, Late Maxim Jayaraj Serrao, (b) **Mr.Aaron Serrao**, S/o, Late Maxim Jayaraj Serrao, (c) **Mr. Adrian Serrao**, S/o, Late Maxim Jayaraj Serrao & (d) **Ms.Annet Serrao**, D/o, Late Maxim Jayaraj Serrao, all residing at: Serrao House, Sankal Kariya, Mundkur PO, Mulki, South Kanara, Karnataka- 576 121] & (v) **Ms. Vijayalakshmi Subburaj**, No. 2/650, Vishved, 3rd main Road, River View Enclave, Manapakkam, Kancheepuram,TamilNadu- 600 125 under section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as 'The Act') and has taken Physical Possession of the immovable property/ies, more fully described in the schedule hereunder under Section 13(4) of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002.

AND WHEREAS, the borrower/guarantors/mortgagors/legal heir(s) have failed to pay the amount, notice is hereby given to the public in general and in particular to the Borrower(s)/Guarantor(s)/Mortgagor(s)/legal heir(s) that the immovable property/ies mortgaged to the Secured Creditor more fully described as Item No.1 to No.12 hereunder will be sold on "as is where is" basis, "as is what is" and "whatever there is" condition, on the date and at the place mentioned herein below for realization of a sum of **Rs. 34,21,38,090.12 (Rupees Thirty Four Crores Twenty One Lakhs Thirty Eight Thousand Ninety and Paisa Twelve Only)** as on **03.11.2026** with future interest, costs and expenses etc. thereon in the account/s of M/s. Zulaikha Motors Private Limited with Nungambakkam Branch of the Bank, subject to the following terms and conditions: -

Name of Property Owner	**Legal Heirs of Mr. Maxim Jayaraj Serrao viz. Mrs.Jacintha Serrao, Mr.Aaron Serrao, Mr.Adrian Serrao and Ms.Annet Serrao.**

THE SOUTH INDIAN BANK LTD. REGIONAL OFFICE CHENNAI-06

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SOUTH INDIAN Bank
EXPERIENCE NEXT-GEN BANKING

Item No.1	
Description of property	All that part and parcel of commercial shop premises No. BS- 4 in the basement floor of the building named "Aaron's Plaza" bearing D.No. 8-122(3) measuring 24.99 Sq. Meters super built up area along with proportionate 0.18% Undivided Share over land along with car parking slots, together with right to use common areas, other facilities , amenities, and all other easementary rights existing and appurtenant thereon situated in 150.50 Cents of property mentioned in the schedule below.
Nature of possession	**Physical Possession**
Reserve Price	**Rs. 13,45,000.00 (Rupees Thirteen Lakhs Forty Five Thousand Only)**
Earnest Money Deposit (EMD)	Rs. 1,34,500.00 (Rupees One Lakhs Thirty Four Thousand Five Hundred Only)
Mode of submission of EMD/ Sale amount	All amounts payable regarding EMD and sale shall be paid by way of Demand Draft drawn in favour of "The Authorised Officer, The South Indian Bank Ltd." payable at Chennai or through RTGS to Account No: 0110073000002376 maintained at Chennai Nungambakkam Branch (IFSC/NEFT Code is SIBL0000110)
Last date and time for submission of Bid along with EMD	on or before 26.11.2026 by 05.00 P. M.
Property Inspection	From 10.00 A. M. to 05.00 P. M. on working days with prior appointment.
Bid incremental amount	Rs. 50,000.00 (Rupees Fifty Thousand Only)
Date and time of E-auction	27.11.2026 from 10.00 A. M. to 10.30 A. M. (with 5 minute unlimited auto extensions till sale is concluded)

Item No.2	
Description of property	All that part and parcel of commercial shop premises No. BS- 5 in the basement floor of the building named "Aaron's Plaza" bearing D.No. 8-122(4) measuring 45.97 Sq. Meters super built up area along with proportionate 0.34% Undivided Share over land along with car parking slots ,together with right to use common areas, other facilities, amenities, and all other easementary rights existing and appurtenant thereon situated in 150.50 cents of property mentioned in the schedule below.
Nature of possession	**Physical Possession**
Reserve Price	**Rs. 24,75,000.00 (Rupees Thirteen Lakhs Forty Five Thousand Only)**

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SOUTH INDIAN Bank
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Earnest Money Deposit (EMD)	Rs. 2,47,500.00 (Rupees Two Lakhs Forty Seven Thousand Five Hundred Only)
Mode of submission of EMD/ Sale amount	All amounts payable regarding EMD and sale shall be paid by way of Demand Draft drawn in favour of "The Authorised Officer, The South Indian Bank Ltd." payable at Chennai or through RTGS to Account No: 0110073000002376 maintained at Chennai Nungambakkam Branch (IFSC/NEFT Code is SIBL0000110)
Last date and time for submission of Bid along with EMD	on or before 26.11.2026 by 05.00 P. M.
Property Inspection	From 10.00 A. M. to 05.00 P. M. on working days with prior appointment.
Bid incremental amount	Rs. 50,000.00 (Rupees Fifty Thousand Only)
Date and time of E-auction	27.11.2026 from 10.30 A. M. to 11.00 A. M. (with 5 minute unlimited auto extensions till sale is concluded)

Item No.3	
Description of property	All that part and parcel of commercial shop premises No. BS-7 in the basement floor of the building named "Aaron's Plaza" bearing D.No. 8-122(6) measuring 40.23 Sq. Meters super built up area along with proportionate 0.30% Undivided Share over land along with car parking slots ,together with right to use common areas, other facilities, amenities, and all other easementary rights existing and appurtenant thereon situated in 150.50 cents of property mentioned in the schedule below.
Nature of possession	**Physical Possession**
Reserve Price	**Rs. 21,65,000.00 (Rupees Twenty One Lakhs Sixty Five Thousand Only)**
Earnest Money Deposit (EMD)	Rs. 2,16,500.00 (Rupees Two Lakhs Sixteen Thousand Five Hundred Only)
Mode of submission of EMD/ Sale amount	All amounts payable regarding EMD and sale shall be paid by way of Demand Draft drawn in favour of "The Authorised Officer, The South Indian Bank Ltd." payable at Chennai or through RTGS to Account No: 0110073000002376 maintained at Chennai Nungambakkam Branch (IFSC/NEFT Code is SIBL0000110)
Last date and time for submission of Bid along with EMD	on or before 26.11.2026 by 05.00 P. M.
Property Inspection	From 10.00 A. M. to 05.00 P. M. on working days with prior appointment.
Bid incremental amount	Rs. 50,000.00 (Rupees Fifty Thousand Only)

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EXPERIENCE NEXT-GEN BANKING

Date and time of E-auction	27.11.2026 from 11.00 A. M. to 11.30 A. M. (with 5 minute unlimited auto extensions till sale is concluded)

Item No.4	
Description of property	All that part and parcel of 2 commercial shop premises having total built up area of about 311.32 Sq. Meters in the building named "Aaron's Plaza" along with proportionate Undivided Share over land and more particularly described below, 1. Commercial shop premises No.GS- 1 bearing D.No. 8-122 (10) measuring 207.64 Sq. Meters super built up area in the ground floor, along with proportionate1.52 % undivided share over land 2. Commercial shop premises No.GS-2 bearing D.No. 8-122 (11) measuring 103.68 Sq. Meters super built up area in the ground floor, along with proportionate 0.76 % undivided share over land along with car parking slots ,together with right to use common areas, other facilities, amenities, and all other easementary rights existing and appurtenant thereon situated in 150.50 cents of property mentioned in the schedule below.
Nature of possession	**Physical Possession**
Reserve Price	**Rs. 2,68,08,000.00 (Rupees Two Crores Sixty Eight Lakhs Eight Thousand Only)**
Earnest Money Deposit (EMD)	Rs. 26,80,800.00 (Rupees Twenty Six Lakhs Eighty Thousand Eight Hundred Only)
Mode of submission of EMD/ Sale amount	All amounts payable regarding EMD and sale shall be paid by way of Demand Draft drawn in favour of "The Authorised Officer, The South Indian Bank Ltd." payable at Chennai or through RTGS to Account No: 0110073000002376 maintained at Chennai Nungambakkam Branch (IFSC/NEFT Code is SIBL0000110)
Last date and time for submission of Bid along with EMD	on or before 26.11.2026 by 05.00 P. M.
Property Inspection	From 10.00 A. M. to 05.00 P. M. on working days with prior appointment.
Bid incremental amount	Rs. 2,00,000.00 (Rupees Two Lakhs Only)
Date and time of E-auction	27.11.2026 from 11.30 A. M. to 12.00 P. M. (with 5 minute unlimited auto extensions till sale is concluded)

THE SOUTH INDIAN BANK LTD. REGIONAL OFFICE CHENNAI-06

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Item No.5	
Description of property	All that part and parcel of 4 commercial shop premises having total built up area of about 144.18 Sq. Meters in the building named "Aaron's Plaza" along with proportionate Undivided Share over land and more particularly described below, 1. Commercial shop premises No.GS-6 bearing D.No.8-122 (15) measuring 47.10 Sq. Meters super built up area in the ground floor, along with proportionate 0.35 % undivided share over land 2. Commercial shop premises No.GS-7 bearing D.No.8-122 (16) measuring 24.99 Sq. Meters super built up area in the ground floor, along with proportionate 0.18 % undivided share over land 3. Commercial shop premises No.GS-8 bearing D.No.8-122 (17) measuring 46.36 Sq. Meters super built up area in the ground floor, along with proportionate 0.34 % undivided share over land 4. Commercial shop premises No.GS-9 bearing D.No.8-122 (18) measuring 25.73 Sq. Meters super built up area in the ground floor, along with proportionate 0.19 % undivided share over land along with car parking slots ,together with right to use common areas, other facilities, amenities, and all other easementary rights existing and appurtenant thereon situated in 150.50 cents of property mentioned in the schedule below.
Nature of possession	**Physical Possession**
Reserve Price	**Rs. 1,35,80,000.00 (Rupees One Crore Thirty Five Lakhs Eighty Thousand Only)**
Earnest Money Deposit (EMD)	Rs. 13,58,000.00 (Rupees Thirteen Lakhs Fifty Eight Thousand Only)
Mode of submission of EMD/ Sale amount	All amounts payable regarding EMD and sale shall be paid by way of Demand Draft drawn in favour of "The Authorised Officer, The South Indian Bank Ltd." payable at Chennai or through RTGS to Account No: 0110073000002376 maintained at Chennai Nungambakkam Branch (IFSC/NEFT Code is SIBL0000110)
Last date and time for submission of Bid along with EMD	on or before 26.11.2026 by 05.00 P. M.

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Property Inspection	From 10.00 A. M. to 05.00 P. M. on working days with prior appointment.
Bid incremental amount	Rs. 1,00,000.00 (Rupees One Lakh Only)
Date and time of E-auction	27.11.2026 from 12 P. M. to 12.30 P. M. (with 5 minute unlimited auto extensions till sale is concluded)

Item No.6	
Description of property	All that part and parcel of 2 commercial shop premises having total built up area of about 69.40 Sq. Meters in the building named "Aaron's Plaza" along with proportionate Undivided Share over land and more particularly described below, 1. Commercial shop premises No. GS- 11 bearing D.No. 8-122 (20) measuring 34.28 Sq. Meters super built up area in the ground floor, along with proportionate 0.25 % undivided share over land 2. Commercial shop premises No.GS-12 bearing D.No. 8-122 (21) measuring 35.12 Sq. Meters super built up area in the ground floor, along with proportionate 0.26 % undivided share over land along with car parking slots ,together with right to use common areas, other facilities, amenities, and all other easementary rights existing and appurtenant thereon situated in 150.50 cents of property mentioned in the schedule below.
Nature of possession	**Physical Possession**
Reserve Price	**Rs. 65,36,250.00 (Rupees Sixty Five Lakhs Thirty Six Thousand Two Hundred Fifty Only)**
Earnest Money Deposit (EMD)	Rs. 6,53,625.00 (Rupees Six Lakhs Fifty Three Thousand Six Hundred Twenty Five Only)
Mode of submission of EMD/ Sale amount	All amounts payable regarding EMD and sale shall be paid by way of Demand Draft drawn in favour of "The Authorised Officer, The South Indian Bank Ltd." payable at Chennai or through RTGS to Account No: 0110073000002376 maintained at Chennai Nungambakkam Branch (IFSC/NEFT Code is SIBL0000110)
Last date and time for submission of Bid along with EMD	on or before 26.11.2026 by 05.00 P. M.
Property Inspection	From 10.00 A. M. to 05.00 P. M. on working days with prior appointment.
Bid incremental amount	Rs. 50,000.00 (Rupees Fifty Thousand Only)

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Date and time of E-auction	27.11.2026 from 12.30 P. M. to 01.00 P. M. (with 5 minute unlimited auto extensions till sale is concluded)

Item No.7	
Description of property	All that part and parcel of commercial shop premises No. S- 101 in the first floor of the building named "Aaron's Plaza" bearing D.No. 8-122(22) measuring 103.96 Sq. Meters super built up area along with proportionate 0.76 % Undivided Share over land along with with car parking slots ,together with right to use common areas, other facilities , amenities, and all other easementary rights existing and appurtenant thereon situated in 150.50 cents of property mentioned in the schedule below.
Nature of possession	**Physical Possession**
Reserve Price	**Rs. 42,80,175.00 (Rupees Forty Two Lakhs Eighty Thousand One Hundred Seventy Five Only)**
Earnest Money Deposit (EMD)	Rs. 4,28,018.00 (Rupees Four Lakhs Twenty Eight Thousand Eighteen Only)
Mode of submission of EMD/ Sale amount	All amounts payable regarding EMD and sale shall be paid by way of Demand Draft drawn in favour of "The Authorised Officer, The South Indian Bank Ltd." payable at Chennai or through RTGS to Account No: 0110073000002376 maintained at Chennai Nungambakkam Branch (IFSC/NEFT Code is SIBL0000110)
Last date and time for submission of Bid along with EMD	on or before 26.11.2026 by 05.00 P. M.
Property Inspection	From 10.00 A. M. to 05.00 P. M. on working days with prior appointment.
Bid incremental amount	Rs. 50,000.00 (Rupees Fifty Thousand Only)
Date and time of E-auction	27.11.2026 from 01.00 P. M. to 01.30 P. M. (with 5 minute unlimited auto extensions till sale is concluded)

Item No.8	
Description of property	All that part and parcel of commercial shop premises No. S- 102 in the first floor of the building named "Aaron's Plaza" bearing D.No. 8-122(23) measuring 103.68 Sq.Meters super built up area along with proportionate 0.76 % Undivided Share over land along with car parking slots ,together with right to use common areas, other facilities , amenities, and all other easementary rights existing and appurtenant thereon situated in 150.50 cents of property mentioned in the schedule below.
Nature of possession	**Physical Possession**

THE SOUTH INDIAN BANK LTD. REGIONAL OFFICE CHENNAI-06

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Reserve Price	**Rs. 42,68,700.00 (Rupees Forty Two Lakhs Sixty Eight Thousand Seven Hundred Only)**
Earnest Money Deposit (EMD)	Rs. 4,26,870.00 (Rupees Four Lakhs Twenty Six Thousand Eight Hundred Seventy Only)
Mode of submission of EMD/ Sale amount	All amounts payable regarding EMD and sale shall be paid by way of Demand Draft drawn in favour of "The Authorised Officer, The South Indian Bank Ltd." payable at Chennai or through RTGS to Account No: 0110073000002376 maintained at Chennai Nungambakkam Branch (IFSC/NEFT Code is SIBL0000110)
Last date and time for submission of Bid along with EMD	on or before 26.11.2026 by 05.00 P. M.
Property Inspection	From 10.00 A. M. to 05.00 P. M. on working days with prior appointment.
Bid incremental amount	Rs. 50,000.00 (Rupees Fifty Thousand Only)
Date and time of E-auction	27.11.2026 from 01.30 P. M. to 02.00 P. M. (with 5 minute unlimited auto extensions till sale is concluded)

Item No.9	
Description of property	All that part and parcel of commercial shop premises No. S- 103 in the first floor of the building named "Aaron's Plaza" bearing D.No. 8-122(24) measuring 103.68 Sq.Meters super built up area along with proportionate 0.78 % Undivided Share over land along with car parking slots ,together with right to use common areas, other facilities , amenities, and all other easementary rights existing and appurtenant thereon situated in 150.50 cents of property mentioned in the schedule below.
Nature of possession	**Physical Possession**
Reserve Price	**Rs.42,68,700.00 (Rupees Forty Two Lakhs Sixty Eight Thousand Seven Hundred Only)**
Earnest Money Deposit (EMD)	Rs.4,26,870.00 (Rupees Four Lakhs Twenty Six Thousand Eight Hundred Seventy Only)
Mode of submission of EMD/ Sale amount	All amounts payable regarding EMD and sale shall be paid by way of Demand Draft drawn in favour of "The Authorised Officer, The South Indian Bank Ltd." payable at Chennai or through RTGS to Account No: 0110073000002376 maintained at Chennai Nungambakkam Branch (IFSC/NEFT Code is SIBL0000110)
Last date and time for submission of Bid along with EMD	on or before 26.11.2026 by 05.00 P. M.

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Property Inspection	From 10.00 A. M. to 05.00 P. M. on working days with prior appointment.
Bid incremental amount	Rs. 50,000.00 (Rupees Fifty Thousand Only)
Date and time of E-auction	27.11.2026 from 02.00 P. M. to 02.30 P. M. (with 5 minute unlimited auto extensions till sale is concluded)

Item No.10	
Description of property	All that part and parcel of commercial shop premises No. S- 105 in the first floor of the building named "Aaron's Plaza" bearing D.No. 8-122(26) measuring 34.28 Sq. Meters super built up area along with proportionate 0.25 % Undivided Share over land along with car parking slots ,together with right to use common areas, other facilities , amenities, and all other easementary rights existing and appurtenant thereon situated in 150.50 cents of property mentioned in the schedule below.
Nature of possession	**Physical Possession**
Reserve Price	**Rs. 14,11,425.00 (Rupees Fourteen Lakhs Eleven Thousand Four Hundred Twenty Five Only)**
Earnest Money Deposit (EMD)	Rs. 1,41,143.00 (Rupees One Lakhs Forty One Thousand One Hundred Forty Three Only)
Mode of submission of EMD/ Sale amount	All amounts payable regarding EMD and sale shall be paid by way of Demand Draft drawn in favour of "The Authorised Officer, The South Indian Bank Ltd." payable at Chennai or through RTGS to Account No: 0110073000002376 maintained at Chennai Nungambakkam Branch (IFSC/NEFT Code is SIBL0000110)
Last date and time for submission of Bid along with EMD	on or before 26.11.2026 by 05.00 P. M.
Property Inspection	From 10.00 A. M. to 05.00 P. M. on working days with prior appointment.
Bid incremental amount	Rs. 50,000.00 (Rupees Fifty Thousand Only)
Date and time of E-auction	27.11.2026 from 02.30 P. M. to 03.00 P. M. (with 5 minute unlimited auto extensions till sale is concluded)

Item No.11	
Description of property	All that part and parcel of commercial shop premises No. S- 108 in the first floor of the building named "Aaron's Plaza" bearing D.No.8-122(29) measuring 69.12 Sq. Meters super built up area along with proportionate 0.51 % Undivided Share over land along with car parking slots ,together with right to use common areas,

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	other facilities , amenities, and all other easementary rights existing and appurtenant thereon situated in 150.50 cents of property mentioned in the schedule below.
Nature of possession	**Physical Possession**
Reserve Price	**Rs. 28,45,800.00 (Rupees Twenty Eight Lakhs Forty Five Thousand Eight Hundred Only)**
Earnest Money Deposit (EMD)	Rs. 2,84,580.00 (Rupees Two Lakhs Eighty Four Thousand Five Hundred Eighty Only)
Mode of submission of EMD/ Sale amount	All amounts payable regarding EMD and sale shall be paid by way of Demand Draft drawn in favour of "The Authorised Officer, The South Indian Bank Ltd." payable at Chennai or through RTGS to Account No: 0110073000002376 maintained at Chennai Nungambakkam Branch (IFSC/NEFT Code is SIBL0000110)
Last date and time for submission of Bid along with EMD	on or before 26.11.2026 by 05.00 P. M.
Property Inspection	From 10.00 A. M. to 05.00 P. M. on working days with prior appointment.
Bid incremental amount	Rs. 50,000.00 (Rupees Fifty Thousand Only)
Date and time of E-auction	27.11.2026 from 03.00 P. M. to 03.30 P. M. (with 5 minute unlimited auto extensions till sale is concluded)

Item No.12	
Description of property	All that part and parcel of 9 commercial shop premises having total built up area of about 798.51 Sq. Meters in the building named "Aaron's Plaza" along with proportionate Undivided Share over land and more particularly described below, 1. Commercial shop premises No. S-201 bearing D.No. 8-122 (34) measuring 103.96 Sq. Meters super built up area in the second floor, along with proportionate 0.76 % undivided share over land 2. Commercial shop premises No. S-202 bearing D.No. 8-122 (35) measuring 104 Sq. Meters super built up area in the second floor, along with proportionate 0.76 % undivided share over land 3. Commercial shop premises No. S-203 bearing D.No. 8-122 (36) measuring 103.68 Sq. Meters super built up area in the second floor, along with proportionate 0.76 % undivided share over land

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	4. Commercial shop premises No. S-204 bearing D.No. 8-122 (37) measuring 40 Sq. Meters super built up area in the second floor, along with proportionate 0.30 % undivided share over land 5. Commercial shop premises No. S-205 bearing D.No. 8-122 (38) measuring 105 Sq. Meters super built up area in the second floor, along with proportionate 0.77 % undivided share over land 6. Commercial shop premises No. S-206 bearing D.No. 8-122 (39) measuring 104 Sq. Meters super built up area in the second floor, along with proportionate 0.76 % undivided share over land 7. Commercial shop premises No. S-207 bearing D.No. 8-122 (40) measuring 104 Sq. Meters super built up area in the second floor, along with proportionate 0.76 % undivided share over land 8. Commercial shop premises No. S-208 bearing D.No. 8-122 (41) measuring 106.65 Sq. Meters super built up area in the second floor, along with proportionate 0.81 % undivided share over land 9. Commercial shop premises No. S-209 bearing D.No. 8-122 (42) measuring 27.22 Sq. Meters super built up area in the second floor, along with proportionate 0.20 % undivided share over land along with car parking slots, together with right to use common areas, other facilities, amenities, and all other easementary rights existing and appurtenant thereon situated in 150.50 cents of property mentioned in the schedule below.
Nature of possession	**Physical Possession**
Reserve Price	**Rs. 2,55,34,425.00 (Rupees Two Crores Fifty Five Lakhs Thirty Four Thousand Four Hundred Twenty Five Only)**
Earnest Money Deposit (EMD)	Rs. 25,53,443.00 (Rupees Twenty Five Lakhs Fifty Three Thousand Four Hundred Forty Three Only)
Mode of submission of EMD/ Sale amount	All amounts payable regarding EMD and sale shall be paid by way of Demand Draft drawn in favour of "The Authorised Officer, The

THE SOUTH INDIAN BANK LTD. REGIONAL OFFICE * CHENNAI-06 *

The South Indian Bank Ltd,
Regional Office : Chennai,
No. 43, Ground Floor, Hameediya Center,
Haddows Road, Nungambakkam,
Chennai, Tamil Nadu, Pin Code: 600 006,
Phone No: 044 2823 8250/ 2828 1109,
Email: ro1005@sib.bank.in

SOUTH INDIAN Bank
EXPERIENCE NEXT-GEN BANKING

	South Indian Bank Ltd." payable at Chennai or through RTGS to Account No: 0110073000002376 maintained at Chennai Nungambakkam Branch (IFSC/NEFT Code is SIBL0000110)
Last date and time for submission of Bid along with EMD	on or before 26.11.2026 by 05.00 P. M.
Property Inspection	From 10.00 A. M. to 05.00 P. M. on working days with prior appointment.
Bid incremental amount	Rs. 2,00,000.00 (Rupees Two Lakhs Only)
Date and time of E-auction	27.11.2026 from 03.30 P. M. to 04.00 P. M. (with 5 minute unlimited auto extensions till sale is concluded)

E-auction service provider	M/s 4 Closure, Website Name: https://bankauctions.in Contact Official: Mr. Vishal Nath S. Mobile: 81420 00735 Email: tnkl@bankauctions.in

Schedule of 150.50 Cents of Land

All the above mentioned 12 items are situated in land admeasuring 150.50 Cents under-

S.No.	R.S.No.	Extent A-C
1.	127-11A(P),127-11B(P) (As per RTC 127-11P2)	0.63.00
2.	127-12A (As per RTC 127-12P3)	0.16.00
3.	128-11(P) (As per RTC 128-11P2)	0.10.00
4.	128-10(P) (As per RTC 128-10P2)	0.19.00
5.	128-10(P), (As per RTC 128-10P1)	0.04.50
6.	128-11(P), (As per RTC 128-11P1)	0.18.50
7.	128-10(P) (As per RTC 128-10P1)	0.06.50
8.	128-11(P), (As per RTC 128-11P1)	0.07.50
9.	128-7B1P (As per RTC 128-7B1P2)	0.00.50
10.	128-10(P) (As per RTC 128-10P4)	0.05.00
Total		1.50.50

of Talipady Village of Mangalore Taluk within Talipady Grama Panchayath limits and within the registration Sub District of Mulki and owned by Legal Heirs of Late Maxim Jayaraj Serrao, more fully described in Registered Sale Deed No. 1265/2007-08, Sale Deed No. 1266/2006-07, Sale Deed No. 140/2009-10, Sale Deed No.802/2008-09, Release Deed No.1505/2011-12, Sale Deed No. 751/2009-10 all are of SRO Mulki and bounded as follows,

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Boundaries of Sl. No. 1 property:
North by : Portion of the same S.D.No.
East by: Sub.Division Line
South by : Portion of the same S.D.No.
West by: Survey Line

Boundaries of Sl. No. 2 property:
North by : Portion of the same S.D.No.
East by: Portion of the same S.D.No.
South by : Sub.Division Line
West by: Sub.Division Line

Boundaries of Sl. No. 3 property:
North by : Portion of the same S.D.No.
East by: S.N.128-10
South by: S.No.128-11 and Remaining Portion
West by: Talipady Road

Boundaries of Sl. No. 4 property:
North by : Portion of the same S.D.No.
East by: Survey Line
South by: Portion of the same S.D.No
West by: Portion of the same S.D.No and Survey Sub.Division Line

Boundaries of Sl.No. 5 property:
North by :Portion of the same S.D.No.
East by: Survey Line
South by: Portion of the same S.D.No
West by: Sub.Division Line

Boundaries of Sl. No. 6 property:
North by : Portion of the same S.D.No.
East by: Sub.Division Line
South by: Portion of the same S.D.No.
West by: Sub.Division Line

Boundaries of Sl. No. 7 property:
North by : Portion of the same S.D.No.
East by: Portion of the same S.D.No.
South by: Sub.Division Line
West by: Sub.Division Line

Boundaries of Sl. No. 8 property:
North by : Portion of the same S.D.No.
East by: Sub.Division Line
South by: Sub.Division Line
West by: Sub.Division Line and Road

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Boundaries of Sl. No. 9 property:
North by : Portion of the same S.D.
East by: S.N.128-10 / Sub.Division Line
South by: S.No.128-11P/ Road
West by: Talipady Road
Boundaries of Sl. No. 10 property:
North by : Portion of the same S.D.No.
East by: Portion of the same S.D.No.
South by: Sub.Division Line
West by: Sub.Division Line

TERMS AND CONDITIONS OF SALE

1) The secured asset will be sold by e-auction through Bank's approved service provider i.e. M/s 4 Closure who are assisting the Authorised Officer in conducting the online auction.
2) The intending purchasers shall submit the EMD amount mentioned hereinabove via Demand Draft in favour of "The Authorised Officer, The South Indian Bank Ltd." payable at Chennai at No. 43, Ground Floor, Hameediya Centre, Haddows Road, Nungambakkam, Chennai, Tamilnadu-600006 or through RTGS to Account No:0110073000002376 held by "The Authorised Officer" in The South Indian Bank Ltd, Branch Nungambakkam (IFSC Code: SIBL (IFSC/NEFT Code is SIBL0000110) latest by 05.00PM on or before 26.11.2026.
3) The intending purchaser shall submit duly filled in bid form in original (format available with Authorised officer and in website https://bankauctions.in along with self-attested copies of Proof of identification/Address proof (KYC) to the Authorised officer and should carry the original for verification. Bids submitted otherwise than in the format prescribed shall not be eligible for consideration and will be liable for rejection.
4) In case of joint bidders, an authorization letter signed by all the bidders authorizing a bidder (one among them who is holding a valid ID) is to be submitted along with bid form. In case the bidder is a corporate/Partnership firm, a copy of the resolution passed by the Board of Directors/Partners authorizing the actual bidder, who is holding a valid ID, needs to be submitted along with the bid form.
5) Bidders should have active mobile number and valid e-mail address for participating in E-Auction and register their names at the e-auction portal and get User ID and Password free of cost from E-auction service provider whereupon they would be allowed to participate in the online-E-auction.
6) Please note that interested purchasers shall be permitted to participate and bid in the e-auction only if EMD amount has been received by the Bank along with the documents and in the manner mentioned in point 3 hereinabove.
7) Eligible Bidders who have duly complied with the above requirements in point no. 2,3 & 4 hereinabove will be provided with User ID and Password through Bank's approved service provider for participating in e-auction portal.
8) After the submission of EMD, the bidders shall not be allowed to withdraw the Bid forms/EMD. The amount of EMD paid by interested bidders shall not carry any interest.

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9) Online bidding will commence from Reserve price or from the highest bid quoted whichever is higher.
10) 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.
11) 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.
12) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.
13) The Authorised Officer shall be at liberty to cancel the e-Auction process at any time, before declaring the successful bidder, without assigning any reason.
14) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.
15) The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondence regarding any change in the bid shall be entertained.
16) The Authorised Officer is not bound to accept the highest offer and the Authorised officer has absolute right to accept or reject any or all offer(s) or adjourn / postpone/ cancel the e-Auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor.
17) In case of forfeiture of the amount deposited by the defaulting bidder, he shall neither have claim on the property nor on any part of the sum for which may it be subsequently sold.
18) In case 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.
19) The property will be sold on "as is where is" basis, "as is what is" and "whatever there is" condition and the Bank is not responsible for title, condition or any other fact affecting the property.
20) It is the responsibility of the Bidders to inspect and satisfy themselves about the Secured Asset, including its specifications, the legality of the title deeds and other documents pertaining to the said Secured Asset before participating in the" E-auction" and The South Indian Bank Ltd will not liable for any issues pertaining to the Secured Asset after the completion of the E-auction.
21) The Successful bidder shall pay 25 % (including EMD) of the bid amount immediately on the same day or not later than next working day, as the case may be, and the sale shall be confirmed in favour of the successful bidder. Balance 75% of bid amount shall be paid to the Authorised Officer on or before the fifteenth day of sale failing which the entire deposit made by the Bidder towards earnest money deposit and/or other such amounts shall be forfeited without any notice by the Authorized officer and the sale will be cancelled and the property will be brought

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to sale again. However, in desirable cases the time may be extended at the sole discretion of the Authorised Officer.

22) On the sale being confirmed and on receipt of the entire sale proceeds by the Authorised Officer, the successful bidder will be issued with a Sale Certificate as per the terms and conditions of the Bank and the SARFAESI Act. The sale certificate shall be issued in the name of the successful bidder. No request for change of name in the sale certificate other than the person who submitted the bid /participated in the e-Auction will be entertained.

23) The successful bidder should pay all the existing dues etc., to the Government/ Local Authorities and bear all the necessary expenses like applicable stamp duties / additional stamp duty / transfer charges, Registration expenses, fees etc. for transfer of the property in his/her name.

24) The South Indian Bank Ltd is not liable to pay any interest/ refund EMD or any such amounts in case of any delay in issue of confirmation of sale/ Sale Certificate by virtue of any Court Order received after e-auction is complete or any other reasons whatsoever.

25) The Authorised Officer or Bank will not be held responsible for any charge, lien, encumbrance, property tax or any dues to the Government or anybody in respect of the properties under sale.

26) The successful bidder shall pay all Taxes/ Electricity/ Water/ Sewerage Charges or any other charges demanded by any authority after the acceptance of the bid, even if it pertains to previous periods.

27) Bidder shall ensure payment of TDS on sale in compliance with provision of Income Tax Act as applicable and necessary proof of the same to be submitted to Authorised Officer before issuance of Sale Certificate.

28) The Successful bidder shall, at his/her cost, get the Electricity/ Water/ Sewerage connection etc. and any other common services transferred in his name.

29) The Authorised Officer has obtained EC/ search report regarding the property from 01.01.2014 to 06.12.2024 and it contains no encumbrance.

30) For any further information and for inspection of property, the intended bidders may contact The South Indian Bank Ltd., the Authorised Officer, Mr. Darshan S. Bhavikatti - Mobile No.: 96207 04416 or The South Indian Bank Ltd., Branch Nungambakkam during working hours or The South Indian Bank Ltd., Regional Office, Chennai, Mr. Gnanaprakash S. - Mobile No. 97917 47678.

For detailed terms and conditions of the sale, please refer to the link provided in www.southindianbank.com and https://bankauctions.in.

For THE SOUTH INDIAN BANK LTD.

AUTHORISED OFFICER

Date: 04.11.2026
Place: Chennai

AUTHORISED OFFICER
(CHIEF MANAGER)

THE SOUTH INDIAN BANK LTD. REGIONAL OFFICE CHENNAI-06