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/190A/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 **Symbolic 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: -

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

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SOUTH INDIAN Bank
EXPERIENCE NEXT-GEN BANKING

Item No. 1:

Name of Property Owner	**Mr. Thomas William Pangaraj**
Description of property	All that part and parcel of land admeasuring 3195 Sq. Ft. bearing Plot No. 40 along with building situated at Balaji Nagar, II cross street and all constructions, improvements, easementary rights existing and appurtenant thereon situated in S.No. 734/1, Sub. Div.S.No. 734/45 of No. 143 Madambakkam Village, Saidapet Taluk, Chennai District and owned by Mr. Thomas William Pangaraj, morefully described in Sale Deed No: 695/2000 dated 16-02-2000 of Tambaram SRO and bounded on; North : 24 feet wide Road South : Plot No.57 East : Plot No.41 West : Plot No.39
Nature of possession	**Symbolic Possession**
Reserve Price	**Rs. 3,43,57,000.00 (Rupees Three Crores Forty Three Lakhs Fifty Seven Thousand Only)**
Earnest Money Deposit (EMD)	Rs. 34,35,700.00 (Rupees Thirty Four Lakhs Thirty Five Thousand Seven 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 11.12.2026 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. 3,00,000.00 (Rupees Three Lakhs Only)
Date and time of E-auction	14.12.2026 from 10.30 A. M. to 11.30 A. 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

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SOUTH INDIAN Bank
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Item No.2

Name of Property Owner	**Mr. Thomas William Pangaraj**
Description of property	All that piece and parcel of land admeasuring 2880 Sq. Ft. bearing plot nos. 30A & 30B with buildings in Manickkam Avenue, together with right to use common facilities, amenities, and all other easementary rights existing and appurtenant thereon situated in S.No. 745/2B, as per Patta New S.No. 745/2B3 of Madambakkam Village, Tambaram Taluk, Kancheepuram District and owned by Mr. Thomas William Pangaraj, more fully described in Registered Sale Deed No. 7066/2006 dated 10-08-2006 of SRO Tambaram and bounded as follows, North by: Plot no. 29 East by: Survey No.744 South by: Plot no.31 West by: 24 Feet Road
Nature of possession	**Symbolic Possession**
Reserve Price	**Rs. 2,55,30,000.00 (Rupees Two Crores Fifty Five Lakhs Thirty Thousand Only)**
Earnest Money Deposit (EMD)	Rs. 25,53,000.00 (Rupees Twenty Five Lakhs Fifty Three 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 11.12.2026 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	14.12.2026 from 12.30 P. M. to 13.30 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

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SOUTH INDIAN Bank
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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 11.12.2026.
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.
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.

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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 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

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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 01.01.2006 to 03.11.2026 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 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

THE SOUTH INDIAN BANK LTD. REGIONAL OFFICE CHENNAI-06

Date: 04.11.2026
Place: Chennai

AUTHORISED OFFICER
(CHIEF MANAGER)