

Ref: RO-MDU/SN/15/2025-26

Date: 27.06.2025

E - AUCTION SALE NOTICE

E-Auction Sale Notice for Sale of Movable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6(2) of the Security Interest (Enforcement) Rules, 2002.

WHEREAS, the Authorised Officer of the Bank had issued Demand Notice dated 24.08.2015, calling upon the borrowers: (1) M/s Spadigam Mineral Water, [Represented by its partners], S.F No; 756/1, 2A, 2B-Dindigul Block, Western End of Subburaman Nagar, Balakrishnapuram, Dindigul - 624 005, (2) Mr. D. S. Manoharan @ Mohan, S/o. D. V. Subburaman, [Partner of M/s Spadigam Mineral Water], 44/24, Mendonza Colony, Nagal Nagar, Dindigul-624 003 & (3) Mr. M. Maheswaran S/o. D. S. Manoharan [Partner of M/s Spadigam Mineral Water], 44/24, Mendonza Colony, Nagal Nagar, Dindigul-624 003, 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 movable property/ies, more fully described in the schedule hereunder under Section 13(4) of the Act read with Rule 4 of the Security Interest (Enforcement) Rules, 2002.

AND WHEREAS, the borrower/guarantors have failed to pay the amount, Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the movable property/ies hypothecated to the Secured Creditor more fully described in the Schedule 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. 1,08,89,885.45 (Rupees One Crore Eight Lakh Eighty Nine Thousand Eight Hundred Eighty Five and Paise Forty Five Only) as on 26.06.2025, with future interest, costs and expenses etc. thereon in the account/s of M/s. Spadigam Mineral Water with Dindigul Branch of the Bank, subject to the following terms and conditions: -

Description of Movable Property	List of Machinery mentioned below <u>BOTTLE WASHER:</u> Bottle Washer with 0.25HP Motor 2Nos and accessories. <u>Movable Conveyor:</u> Movable roller conveyor with accessories. Width: 14" Length: 101" – 1No Length: 220" – 1No <u>R.O. PLANT:</u> i) Sand Filter: Sand filter made of 316SS material with accessories. ii) Carbon Filter: Sand filter made of 316SS material with accessories. iii) High Pressure Pump: Make: Grundfos Capacity: 7.5KW iv) Micron Filter: 5, 1 & 0.5 Micron filter with SS Pipeline, 4 filters, pressure vessels, membrane, chemical waste tank, recycling pump, UV lamp (bacteria
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cleaner) and all other accessories.

v) Ozonator:

Ozonator with CRI & Vacuum pump for both 10,000 litre storage tank

vii) Storage Tank:

10,000litre storage tank 2Nos. made out of 316SS material with pipeline valves and all other accessories.

FILLING SECTION:**i) Manual Filling:**

Manual Filling machine made out of 316SS material and all other accessories.

ii) Pouch Filling:

Pouch filling machine with all accessories.

Capacity: 50Packs/Min.

iii) Tank:

500 litre Tank made out of 316SS material with pumps, uv detector, micron filter and other accessories.

iv) Heating Machine

v) Bar Coding Machine

vi) Automatic Filling Machine:

Automatic filling machine with 0.1micron filter, pumps, motors, uv detector, conveyor, panel drives and all other accessories.

vii) Shrinking Machine:

Shrinking machine with 22KWmotor, conveyor, stand and with accessories.

Model: BS-5540M

Compressor:

Mecco Compressor with 2HP motor and accessories.

Capacity: 220Litre

5KVA servo stabilizer with accessories.

Bore well and sump tank with 3HP motor 2Nos and accessories.

Air Conditioner:

Make: LG

Capacity: 1.5Ton

Four wheel movable trolley

Generator:

82.5KVA KOEL make genset with Koel

make engine and alternator, Battery, Panel, Fuel tank with acoustic enclosure, base mounting plate and all other accessories.

Engine Details:

Type: 4R1040 TA

S. No: 4H.3555/1220344

Year: 2012.

Power: 105HP

MICRO-BIOLOGICAL LAB:

Refrigerator:

Make: Godrej



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	Capacity: 160Litres Laminar Air Flow – 1No Colony Counter – 1No UV-Chamber – 1No Micro Controller – 1No Incubator – 4No Balance Machine – 2No Auto Clave – 2No Hot woven Chamber – 1No Hot Air oven – 1No Digital Spectrometer – 1No Magnetic Stirrer – 1No PH Meter – 1No TDS Meter – 1No Heating Chamber - 1No Digital Nephelometer – 1No Steam Path Meter – 1No Hot Plate – 1No Distilled water equipment's such as test tubes, apparatus, trays, water heater, stands etc.,
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Name of Property Owner	M/s.Spadiagam Mineral Water
Reserve Price	Rs.24,71,400 /- (Rupees Twenty Four Lakh Seventy One Thousand Four Hundred Only)
Earnest Money Deposit (EMD)	Rs.2,47,140 /- (Rupees Two Lakh Forty Seven Thousand One Hundred and Forty 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 Madurai or through RTGS to Account No:0044073000002184 held by " The Authorised Officer" in The South Indian Bank Ltd, Branch Madurai Main (IFSC Code: SIBL0000044)
Last date and time for submission of Bid along with EMD	On or before 24.07.2025 by 04.00 PM
Property Inspection	From 11.00 AM to 04.00 PM on working days with prior appointment
Bid incremental amount	Rs.50,000/-
Date and time of E-auction	25.07.2025 from 02.00 PM to 03.00 PM (with 5 minute unlimited auto extensions till sale is concluded)
E-auction service provider	M/s.4 Closure, Contact Person Mr.Jaya Prakash Reddy (Mobile No:8142000735) Email Id: info@bankauctions.in and Website : https://bankauctions.in



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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 Madurai at the address mentioned above or through RTGS to Account No: 0044073000002184 held by "The Authorised Officer" in The South Indian Bank Ltd, Branch Madurai Main (IFSC Code: SIBL0000044) latest by 24.07.2025 by 04.00 PM /on or before 24.07.2025.
- 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.
- 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 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.
- 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 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.



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- 21) **On confirmation of sale in his/her favour, the successful bidder shall remit the entire sale amount (excluding the EMD amount already remitted) within the 7 days from the date of sale confirmation, 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 shall pay all the existing dues, taxes, rates, assessment, charges, fees, maintenance charges etc., payable to the Government/ Local Authorities including charges/ fees payable for registration of sale certificate such as registration Fees, Stamp Duty etc., as applicable as per law, even if it pertains to previous periods. The Successful bidder shall bear the applicable GST on the sale price of the movable asset for transfer of movable asset in his/her name. **The successful auction purchaser should remove all movable assets purchased in auction within 15 days from the date of payment of full sale amount, failing which the Authorised officer, shall dispose the same at his sole discretion. Further the successful bidder shall also bear the cost/charges for removing the movable properties from the premises.**
- 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) For any further information and for inspection of property, the intended bidders may contact the Authorised Officer or The South Indian Bank Ltd., Branch Dindigul during working hours or may contact Mr.Dinesh (Mobile Number:8056531536) & Mr.Arunkumar R. (Mobile Number:9894647220) at the South Indian Bank Ltd., Regional Office, Madurai.

For detailed terms and conditions of the sale, please refer to the link provided in [www. southindianbank.com](http://www.southindianbank.com). and <https://bankauctions.in> (website/Link of E Auction Service provider)

Date: 27.06.2025

Place: Madurai



For The South Indian Bank Ltd.,

AUTHORISED OFFICER
Authorised Officer