

**TENDERCUM AUCTION SALE NOTICE**

WHEREAS the Authorised Officer of the Bank (hereinafter referred as AO) had issued Demand Notice dated 12/04/2018 to (1) Ascend Contractor Private Ltd., Kaithon Complex, 1<sup>st</sup> Floor, (Opp. To IOC), Thenhipalam P O, Chelari, Kerala – 673636, the Guarantors (1) Mr. T K S Arun, S/o. Ellath Sreekumar residing at No. 4 & 4 Mahesh Apartments, Flat No. 28, Indra Nagar, 1 Avenue, Adayar, Chennai - 600 020 and (2) Ms. Aswathy R., D/o. T K Raveendran, residing at Dwarakamayee, P.O.Puthur, Kottakkal, Malappuram, Kerala, India - 676 503 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 possession of the immovable properties, 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 on 09/10/2018.

AND WHEREAS, the borrower/guarantors have failed to pay the amount in full, Notice is hereby given that the movable/ immovable properties more fully described in the Schedule hereunder will be sold by way of tender cum auction on "as is where is" basis and "as is what is" condition, on the date and at the place mentioned herein below for realization of a sum of Rs. 99,88,456.40 (Rupees Ninety Nine Lacs Eighty Eight Thousand Four Hundred and Fifty Six and Paisa Forty Only) as on 06/12/2019 with further interest and costs, subject to the following terms and conditions: -

Name of Property Owner	Mr. T.K.S Arun
Description of property	All that part and parcel of 16.91 Ares of land with residential building bearing No.10/381 of Othukkungal Panchayath with all rights and improvements therein situated in Sy. No.285/1 of Othukkungal Village, Tirurangadi Taluk, Malappuram District in the name of Mr T.K.S Arun morefully described in Gift Deed No.1204/2015 dated 21.03.2015 of Kottakkal SRO, bounded on North by Property of Viswamani & Chandrashekar, South by : Raveendran Property , East by : Viswamani Property and West by: 10 feet Private Road & Property of Chandrasekaran
Reserve Price	Rs.1,01,00,000/- (Rupees One Crore One Lacs only)
Earnest Money Deposit (EMD)	Rs. 10,10,000/- (Rupees Ten Lacs Ten Thousand only)

The South Indian Bank Ltd., Regd. Office: SIB House,  
T.B Road, Mission Quarters, Thrissur-680001, Kerala  
Tel: +91-487-2420020,  
Toll Free (India): 1800-843-1800, 1800-425-1809(BSNL)  
E-mail: [sibcorporate@sib.co.in](mailto:sibcorporate@sib.co.in)  
CIN: L65191KL1929PLC001017  
Website: [www.southindianbank.com](http://www.southindianbank.com)

The South Indian Bank Ltd., RO Kozhikode,  
First Floor, Happy Towers, Vaikom Mohammed  
Basheer Road, Mananchira(PO),  
Kozhikode Pin-673001  
Phone: 0495 2726726/2726727  
Email: [ro1004@sib.co.in](mailto:ro1004@sib.co.in)

Date and Place of Sale	22/01/2020, 11.30 AM, The South Indian Bank Ltd., Kottakkal Branch, KPM Towers, Main Road Kottakkal – 676 503
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**TERMS AND CONDITIONS**

- 1) The property will be sold on “as is where is” basis and “as is what is” condition and the Bank is not responsible for title, condition or any other fact affecting the property. The particulars furnished regarding the secured asset is stated to the best of information of the Bank and the Bank will not be answerable for any error, misstatement or omission.
- 2) The proposed Tenderers shall read and understand the terms and conditions mentioned in the Tender Sale Notice which is published by the Bank in its Website/ Branches at Kottakkal and Chelari Regional Office at Kozhikode and also visit the scheduled property and satisfy as to its area, boundaries, ownership, title, encumbrance, statutory approvals, measurements etc. The Bank shall not entertain any dispute regarding the Tender process or the scheduled property after participating in the sale.
- 3) Interested Tenderers shall produce a copy of any valid photo identity/ address proof. In case, the Tenderer is participating on authorization, he should produce the ID proof of himself and the Tenderer.
- 4) All amounts payable regarding the sale including EMD shall be paid by way of RTGS to A/c No. 0412073000000541 in the name of The Authorised Officer, Branch Kozhikode S M Street, IFSC code SIBL0000412 /DD drawn in favour of “The Authorised Officer, The South Indian Bank Ltd.” payable at Kozhikode.
- 5) Interested Tenderers shall submit Demand Draft / RTGS Receipt as the case may be for the EMD at The South Indian Bank Ltd. Kottakkal Branch along with the Tender in a sealed cover before 11.00 AM on 22/01/2020.
- 6) The Right of entry to the place of sale will be restricted to the Tenderers who have submitted the Tender letter and EMD in a sealed cover within the stipulated time or within such time as may be decided by the Authorised officer at his sole discretion.
- 7) The Authorised Officer has got right to cancel/ postpone the Auction without assigning any reason whatsoever. Further, the Authorised Officer shall have the discretion to accept, reject or return any or all the Tenders already submitted and the Bank will not entertain any claim or representation in that regard from the Tenderers.
- 8) The Sealed Tenders will be opened by the Authorised Officer on 22/01/2010 at 11.30 AM. Any tender received quoting a price below the Reserve Price will be rejected outright.

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T.B Road, Mission Quarters, Thrissur-680001, Kerala  
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**Regional Office Kozhikode**

- 9) After opening the tenders, the Tenderers who are present may be given an opportunity at the discretion of the Authorised Officer to have inter se bidding among themselves to enhance their offer price.
- 10) The Successful Tenderers should pay 25 % of the bid amount (less EMD) immediately on receipt of bid acceptance letter in his favour or not later than the next working day after the date of Tender cum Auction Sale and the balance 75% amount within 15 days of the sale, failing which the entire amount paid by the Tenderer shall be forfeited by the Authorised Officer, without any notice 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 Secured Creditor.
- 11) The sale is subject to confirmation by the Authorised Officer, who shall have right to cancel the sale also notwithstanding that the successful Tenderer has remitted the 25% of Sale amount. Further, the sale is also subject to confirmation by the Secured Creditor.
- 12) On the sale being confirmed and on receipt of the entire sale proceeds by the Authorised Officer, the successful Tenderer will be issued with a Sale Certificate as per the terms and conditions of the Bank and the SARFAESI Act. The successful Tenderer should pay all the existing dues etc., 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.
- 13) 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.
- 14) The successful Tenderer 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.
- 15) The Successful Tenderer shall, at his cost, get the Electricity/ Water/ Sewerage connection etc. and any other common services transferred in his name.
- 16) The Authorised Officer has obtained EC/ search report regarding the property from 01/05/2017 to 22/08/2019 and it contains no encumbrance.
- 17) For any further information and for inspection of property, the intended Tenderers may contact the Authorised Officer or The South Indian Bank Ltd., Kottakkal/ Chelari Branch during working hours.

Date : 07/12/2019

Place : Kozhikode

For The South Indian Bank

**AUTHORISED OFFICER  
(CHIEF MANAGER)**

The South Indian Bank Ltd., Regd. Office: SIB House,  
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