

**NOTICE OF SALE OF BANK'S OWN PROPERTY THROUGH PRIVATE TREATY/  
NEGOTIATIONS**

The South Indian Bank Ltd. invites tenders for the **sale of its immovable property** more fully described in the Schedule hereunder, acquired through self bid as per the provisions of the SARFAESI Act, 2002, **by way of private treaty/ negotiations**, subject to the following terms and conditions: -

**SCHEDULE**

Description of property	All that part and parcel of Land measuring 8.09 Ares equivalent to 20 cents situated in Sy. No. 738/2, Elamkulam Village, Kanayannur Thaluk, Ernakulam dist. together with all improvements thereon, owned by The South Indian Bank Ltd. and more fully described in Sale Certificate No. 2136/1/2017 dated 14.06.2017 of Ernakulam SRO. Boundaries:- North: Property of SBT South: G.C.D.A property East: 10 meter wide Corporation Road West: G.C.D.A Property
Upset/Reserve Price	Rs.5,00,00,000/- (Rupees Five Crores Ten Lakhs Only)
Earnest Money Deposit (EMD)	Rs.5,00,000/- (Rupees Five Lakhs Only)
Date of commencement of Tender Process	25/05/2019
Last date, time and place for submission of Tender.	Date: 12/06/2019 Time- 03:00 PM The South Indian Bank Ltd., Head Office, Credit (Recovery) Department, SIB House, Mission Quarters, Thrissur -680001
Date and Time for opening of the Tender.	Date: 12/06/2019 Time – 04:00 PM <b>Venue:</b> The South Indian Bank Ltd, Head Office-SIB House, Mission Quarters, Thrissur-680001

**TERMS AND CONDITIONS:**

- 1) The property will be sold on “as is where is” basis and “as is what is” condition. The particulars furnished regarding the Schedule mentioned property is stated to the best of information of the bank.
- 2) The proposed Tenderer/s shall read and understand the terms and conditions mentioned in the Tender Sale Notice which is published by the Bank in its Website/

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 sale process or the scheduled property after participating in the sale.

- 3) The South Indian Bank Ltd. has purchased the scheduled property in Tender Cum Auction Sale conducted by the Authorised Officer of the bank on 10.10.2014 as per provisions of SARFAESI Act, 2002. Previous owner has filed a Securitization Application before Debts Recovery Tribunal, Ernakulam as SA No.141/2014 challenging the sale. He has also filed WP (c) No.71116/2019 and a Review Petition before Hon'ble High Court of Kerala. Sale will be subject to the outcome of said proceedings.
- 4) Interested Tenderer/s shall produce a copy of any valid photo identity/ address proof and PAN card. In case, the Tenderer/s is participating on authorization, he should produce the ID proof of himself and the Tenderer.
- 5) All amounts payable regarding the sale including EMD shall be paid by way of DD/RTGS drawn in favour of "The South Indian Bank Ltd." payable at Thrissur.
- 6) Interested Tenderer/s shall submit the Tender along with Demand Draft / RTGS Receipt as the case may be for the EMD at The South Indian Bank Ltd., Credit (Recovery) Department, Head Office, SIB House, Mission Quarters, Thrissur- 680001 from 10.00 AM on 25.05.2019 to 03.00 PM on 12.06.2019.
- 7) The South Indian Bank Ltd has got right to cancel/ postpone the sale without assigning any reason whatsoever. Further, the Bank shall have the discretion to accept, reject or return any or all the Tenders submitted and the Bank will not entertain any claim or representation in that regard from the Tenderer/s.
- 8) The Tenders will be opened on 12.06.2019 at 04.00 PM for evaluation and short listing for negotiations/private treaty.
- 9) Any tender received quoting a price below the Reserve Price will be rejected outright.
- 10) The Bank will Shortlist tenderer/s after evaluating the Tenders and the Shortlisted tenderer/s will be informed the place, date and time for negotiations/private Treaty.
- 11) The EMD of those tenderer/s not shortlisted by the bank for negotiations/private Treaty shall be refunded.
- 12) The Successful purchaser should pay 25 % of the bid amount (less EMD) immediately on receipt of Sale acceptance letter in his favour or not later than the next working day after the date of Private negotiations/private treaty and the balance 75% amount within 10 days of the sale, failing which the entire amount paid by the Tenderer shall be forfeited by the Bank, 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 Bank.
- 13) On confirmation of the Sale, the Sale deed will be executed in favour of the successful purchaser and the successful purchaser should pay the charges/ fees payable for registration of Sale Deed such as registration Fees, Stamp Duty etc., as applicable as per law.



- 14) For any further information and for inspection of property, the intended Tenderer/s may contact the Mobile Nos. 9446385623, 7044055700 during banking hours.
- 15) Any further addenda/ corrigenda / extension of dates / clarifications/ responses to Tenderer/s' queries in respect of the above tender shall be posted only on the Bank's website and no separate notification shall be issued in any newspapers. The Bank reserves the right of discretion to change, modify, add to or alter any or all of the provisions of this Tender document and/or the Tendering process, without assigning any reasons whatsoever.

**Date** 25.05.2019

**Place:** Thrissur.



**Deputy General Manager**

**(Head Office, Premises & Maintenance Department)**

