

**TENDER CUM AUCTION SALE NOTICE**

WHEREAS the Authorised Officer of the Bank (hereinafter referred as AO) had issued Demand Notice dated 10.06.2021 to the borrower, M/s. S S & J Trading Inc., A partnership firm represented by its Partners, Having its office at: Sy. No. 155, Kodathi Gate, Sarjapur Main Road, Bangalore - 560035 and Partners/ Co borrower/Guarantors, 1) Sri Joji K Swaminathan *alias* Joji K S *alias* Kosseery Swaminathan Joji *alias* Joji, S/o. Swaminathan, Flat No. 407, Duo Harmony Apartments, Suranjandas Road, Bangalore - 560038. (Also at: Kossery House, Nethaji Road, Kuttanellur, Thrissur - 680014). 2) Mr. Varun V B., S/o. Balakrishnan Nair, 341 (8/180), Vanithu Puthenpurayil, Ayavana P. O., Muvattupuzha, Ernakulam - 686 668 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 described hereto in the schedule, under Section 13(4) of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on 25.11.2021

AND WHEREAS, the Borrower / Guarantors / Mortgagors have failed to pay the amount in full, Notice is hereby given that the 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.2,87,01,048.92 (Rupees Two Crore Eighty Seven Lakh One Thousand Forty Eight and paisa ninety two only) as on 05.05.2023 with further interest and costs, subject to the following terms and conditions: -

Name of Property Owner	Sri. Joji
Description of property	All that part and parcel of land admeasuring equivalent to 31 cents out of the total extent of 40 cents along with other usufructs and improvements thereon in Re. Sy. No. 175/28 (Old Sy. No. 179) of Ollur village, Kuttanellur Desom, Trichur Taluk, Trichur District in the name of Sri Joji vide Partition Deed no. 2083/2009 dated 18.07.2009 of SRO Kuttanellur and bounded on the East : by Property of Sijo, North : By property of Linto, West : By Property of Mukesh and South : By Road.
Reserve Price	Rs.1,13,00,000.00(Rupees One Crore Thirteen Lakh Only)
Earnest Money Deposit (EMD)	Rs.11,30,000.00 (Rupees Eleven Lakh Thirty Thousand Only)
Date and Place of Sale	03.07.2023 at 12.30 P.M. At The South Indian Bank Ltd., Regional Office Thrissur, Ward No.50, 2nd Floor, Platinum Jubilee Building, P.B. No.603 ,Civil Line Road, Near Childrens Park, Ayyanthole, Thrissur, Kerala - 680003



**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/ Branch at Bangalore Sarjapura Road and Thrissur Regional Office at Ward No.50, 2nd Floor, Platinum Jubilee Building, P.B. No.603, Civil Line Road, Near Childrens Park, Ayyanthole, Thrissur, Kerala - 680003 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 DD drawn in favour of "The Authorised Officer, The South Indian Bank Ltd." payable at Bangalore or Thrissur or by RTGS in favour of 'The Authorised Officer' vide a/c. no. 0655073000000021 (IFSC: SIBL0000655).
- 5) Interested Tenderers shall submit Demand Draft / RTGS Receipt as the case may be for the EMD at The South Indian Bank Ltd., Regional Office, 1st Floor, SIB Arcade, #61, Wheeler Road, Cox Town, Bangalore - 560 005 or The South Indian Bank Ltd., Regional Office, Ward No.50, 2nd Floor, Platinum Jubilee Building, P.B. No.603, Civil Line Road, Near Childrens Park, Ayyanthole, Thrissur, Kerala - 680 003. along with the Tender in a sealed cover before **12.15 P.M. on 03.07.2023**. The property details in brief may be mentioned on the cover for easy identification.
- 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 **03.07.2023 at 12.30 P.M.** Any tender received quoting a price below the Reserve Price will be rejected outright.
- 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.



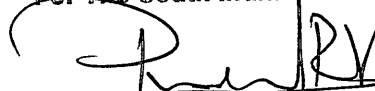
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- 10) The Successful Tenderer should pay 25 % of the bid amount (less EMD) immediately on receipt of bid acceptance letter in his favour or not later than the next working day after the date of Tender cum Auction Sale and the balance 75% amount within 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 properties from 01.01.2000 to 24.03.2023 and it contains there is an attachment from family court which is subsequently filed after the EM creation of scheduled property.
- 17) For any further information and for inspection of property, the intended Tenderers may contact the Authorised Officer (080-25479091/92, 0487 2965100/ 9916097340/9900931599/8460129008/7012128120/8157006009) or The South Indian Bank Ltd., Br. Bangalore Sarjapura Road (080 25741205) during working hours.

For The South Indian Bank Ltd.

  
Authorised Officer

Date: 05.05.2023

Place: BANGALORE

**AUTHORISED OFFICER  
(CHIEF MANAGER)**

