

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank (hereinafter referred as AO) had issued Demand Notice dated 05.12.2022 to the borrower, **Mr. Kurien Thomas** residing at No. D/202, Century Park Apartment No. 48, Richmond Road Bangalore, Karnataka Pin - 560 027, also at, C/o. Kalarikkal Group Wood House, 526, Ranka Park, 5 Lal Bagh Road, Bangalore Karnataka, Pin - 560 027, also at, Thomson Estate, Kathlekad Kadangadalu Village Madikeri, Karnataka Pin - 571 248, 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 described hereto in the schedule, under Section 13(4) of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on 29.04.2023.

AND WHEREAS, the borrower / guarantors have failed to pay the amount in full, Notice is hereby given that the immovable property 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 total sum of Rs. 4,04,22,683.60 (Rupees Four Crore Four Lakh Twenty Two Thousand Six Hundred Eighty Three and paisa sixty only) as on 15.07.2023 with further interest and costs due to the bank, subject to the following terms and conditions: -

Name of Property Owner	Sri Kurien Thomas
Description of property	All that part and parcel of coffee plantation land admeasuring 47.05 Acres along with all other constructions, improvements, easementary rights existing and appurtenant thereon situated, 0.22 Acres in Sy No. 75/2, 12.78 Acres in Sy No. 90, 1.64 Acres in Sy No. 88, 12.86 Acres in Sy No. 75/1 and 12.59 Acres in Sy No. 74/1 at Modur Village and 2.30 Acres in Sy No. 67/2, 3.40 Acres in Sy No. 67/1 and 1.26 Acres in Sy No. 70/3 at Erale Village, Somwarpet Taluk, Kodagu District and <u>Item No. 1(a) - 0.22 Acres of land in Sy No. 75/2 at Modur village is bounded by</u> North : Sy No. 75/1 South : Sy No. 88 East : Road and Sy No. 87 West : Sy No. 88/89 and 75/1, <u>Item No. 1(b) - 12.78 Acres of land in Sy No. 90 at Modur village is bounded by</u> North : Road and Sy No. 91, 95 & 96 South : Village boundary of Kadagadal village and



	Erale Volamudi village East : Village boundary of Erale Volamudi village West : Sy No. 74/2 and stream, <u>Item No. 1(c)- 1.64 Acres of land in Sy No. 88 at Modur village is bounded by</u> North : Sy No. 75/1 South : Sy No. 74/1 East : Road and Sy No. 89, 87 and 75/2 West : Sy No. 75/1 <u>Item No. 1(d)- 12.86 Acres of land in Sy No. 75/1 at Modur village is bounded by</u> North : By Road South : Sy No. 74/1 East : Sy No. 88 & 75/2 West : Sy No. 73, Kadanga & Sy No. 72 <u>Item No. 1(e) - 12.59 Acres of land in Sy No. 74/1 at Modur village is bounded by</u> North : Sy No. 75/1 & 88 South : Village boundary of Kadagadal village East : Sy No. 89, Stream and Sy No. 74/2 West : Village boundary of Kadagadal village <u>Item No. 1(f) - 2.30 Acres of land in Sy No. 67/2 at Erale village is bounded by</u> North : Village boundary of Modur village South : Sy No. 67/1 East : Sy No. 69/1 West : Village boundary of Kadagadal village <u>Item No. 1(g) - 3.40 Acres of land in Sy No. 67/1 at Erale village is bounded by</u> North : Sy No. 67/2 South : Sy No. 78/4 East : Sy No. 69/1 West : Village boundary of Kadagadal village <u>Item No. 1(h) - 1.26 Acres of land in Sy No. 70/3 at Erale village is bounded by</u> North : Village boundary of Kadagadal village South : Village boundary of Kadagadal village
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	East : Sy No. 78/4 West : Village boundary of Kadagadal village
Reserve Price	Rs. 11,76,25,000.00 (Rupees Eleven Crore Seventy Six Lakh Twenty Five Thousand Only)
Earnest Money Deposit (EMD)	Rs. 1,18,00,000.00 (Rupees One Crore Eighteen Lakh only)
Date and Place of Sale	22.08.2023 at 11.30 A.M. The South Indian Bank Ltd., Branch Madikeri(Mercara), Post Box No.36, Sri Lakshmi Complex, College Road, Madikeri, Kodagu - 571 201

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 Bangalore Brigade Road -74 , Sumeru Towers, Brigade Road, Bangalore-560025, at Branch Madikeri(Mercara), Post Box No.36, Sri Lakshmi Complex, College Road, Madikeri, Kodagu - 571 201and Bangalore Regional Office at SIB Arcade, #61, Wheeler Road, Cox Town, Bangalore - 560 005 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 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., Branch Madikeri(Mercara), Post Box No.36, Sri Lakshmi Complex, College Road, Madikeri, Kodagu - 571 201 along with the Tender in a sealed cover before 11.00 A.M. on 22.08.2023.



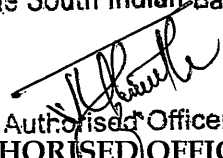
- 6) The Right of entry to the place of sale will be restricted to the Tenderers who have submitted the Tender letter and EMD in a sealed cover within the stipulated time or within such time as may be decided by the Authorised officer at his sole discretion.
- 7) The Authorised Officer has got right 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 22.08.2023 at 11.30 A.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.
- 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 property and it contains no encumbrances.
- 17) For any further information and for inspection of property, the intended Tenderers may contact the Authorised Officer (9916097340) or The South Indian Bank Ltd., Branch Bangalore Brigade Road/ Madikeri (9769004403 / 9645496620/9740866232) during working hours.

Date: 17.07.2023
Place: BANGALORE

For The South Indian Bank Ltd.



Authorised Officer
AUTHORISED OFFICER
(CHIEF MANAGER)

