

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorized Officer of the Bank (hereinafter referred as AO) had issued Demand Notice dated 24.09.2020 to **Borrower (1) Mr. Vinil John**, Proprietor - **V.M Thangamaligai**, 6/ 6A, Bangalow Medu Main Road, Mettupalayam- 641 301 Also At Manjila House, Natathara Post, Eravimangalam, Thrissur- 680 751, **Guarantor & Legal Heir of Late Michael Dasan (2) Mrs. Mishal Vinil**, Manjila House, Natathara Post, Eravimangalam, Thrissur- 680 751, Also At 3/244, Mishals Villa, Puthiyathura Post, Neyyattinkara, Trivandrum- 695 526, and other **Legal Heirs of Late Michael Dasan (3) Mrs. Emily Dasan**, 3/244, Mishals Villa, Puthiyathura Post, Neyyattinkara, Trivandrum- 695 526 **(4) Mr. Christopher Dasan**, 3/244, Mishals Villa, Puthiyathura Post, Neyyattinkara, Trivandrum- 695 526 **(5) Mr. Alloshy Dasan**, 3/244, Mishals Villa, Puthiyathura Post, Neyyattinkara, Trivandrum- 695 526 **(6) Mr. John Dasan**, 3/244, Mishals Villa, Puthiyathura Post, Neyyattinkara, Trivandrum- 695 526 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 24.08.2021.

AND WHEREAS, the borrower/ guarantor/ legal heirs of deceased guarantor Micheal Dasan 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 sum of **Rs. 1,97,84,776.18 (Rupees One Crore Ninety Seven Lakhs Eighty Four Thousand Seven Hundred Seventy Six and Paise Eighteen Only)** as on **23.08.2023** with further interest and costs, subject to the following terms and conditions: -

Name of Property Owner	Late Micheal Dasan
	All that part and parcel of land admeasuring 6.76 ares along with all other improvements, usufructs, mamool rights of way and all other easmentary rights thereon in Survey No.136/2-1, Re-Sy. No. 169/29 in Karumkulam Village, Neyyattinkara Taluk, Kanjiramkulam Sub Registration District, Thiruvananthapuram District owned by Mr. Michael Dasan and more fully described in

The South Indian Bank Ltd. Regional Office, P.B.No.3868, Trichy Road, Sungam, Coimbatore -18, Tamil Nadu
Email: ro1002@sib.co.in, Tel. 0422- 2303618

The South Indian Bank Ltd., Regd. Office. SIB House, T.B. Road, Mission Quarters, Thrissur, Kerala - 680 001
Tel: +91-487-2420020 Fax: +91-487-2442021, Email: sibcorporate@sib.co.in CIN: L65191KL1929PLC001017,
Website: www.southindianbank.com



Regional Office: Coimbatore



	Sale Deed No. 704/96 dated 24.07.1996 of Kanjiramkulam SRO and bounded as follows: North : Property of Soman East : Property of Soman and Sheela South : Road West : Property of Sindhu
Reserve Price	Rs. 44,10,000.00 (Rupees Forty Four Lakhs Ten Thousand Only)
Earnest Money Deposit (EMD)	Rs. 4,41,000.00 (Rupees Four Lakhs Forty One Thousand Only)
Date and Time of Sale	16.09.2023 at 11.30 A.M
Place of Sale	The South Indian Bank Ltd, Regional office, III Floor, YWCA building, M.G Road, Statue, Thiruvananthapuram, Kerala- 695001.

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/ at Belladi Branch and at Coimbatore Regional Office 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.



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- 4) All amounts payable regarding the sale including EMD shall be paid by way of RTGS to Account No. 0385073000000927, IFSC: SIBL0000385, Account Name: Authorised Officer, maintained with Coimbatore Trichy Road Branch or Demand Draft drawn in favour of "The Authorised Officer, The South Indian Bank Ltd." payable at "Coimbatore".
- 5) Interested Tenderers shall submit Proof of RTGS / Demand Draft for the EMD at The South Indian Bank Ltd Regional Office, Thiruvananthapuram along with the Tender in a sealed cover before 11.00 A.M. on 16.09.2023.
- 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 16.09.2023 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.

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- 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 Authorized Officer has obtained EC/ search report regarding the property from 01.06.2018 to 28.03.2022 and it contains no encumbrance.
- 17) For any further information and for inspection of property, the intended Tenderers may contact the Authorized Officer at Regional office Thiruvananthapuram/ Coimbatore or The South Indian Bank Ltd. Belladi Branch during working hours.

For THE SOUTH INDIAN BANK LTD.

AUTHORISED OFFICER
(Assistant General Manager)
(ASSISTANT GENRAL MANAGER)

Date: 24.08.2023

Place: Coimbatore



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