

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank (hereinafter referred as AO) had issued Demand Notice dated 11-02-2016 to borrower **Mr. Binu Philip, S/o Philip, Flat no 107, Prasanna Vihar, High court Junction, Marine Drive, Eranakulam, Pin 682301, also at Apartment No 21/1805 (new)/26/375E(old), 2nd Floor, Elamkulam Apartment, Kizhakke Chalakudy, Chalakudy PO, Thrissur Pin 680307** 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 27.09.2016. Thereafter on 09.06.2023 physical possession of the property was taken with the assistance of Advocate Commissioner appointed by Honorable Chief Judicial Magistrate court Thrissur in MC 913/2022.

AND WHEREAS, the borrower/guarantor 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. 55,75,945.36 (Rupees Fifty Five Lakhs Seventy Five Thousand Nine Hundred Forty Five and Thirty Six paise only)** with regard to the Housing Loan limit availed by Mr. Binu Philip as on 12-07-2023 together with further interest and costs, subject to the following terms and conditions: -

Name of Property Owner	Mr. Binu Philip
Description of property	All that piece and parcel of Apartment with Door No 21/1805(new)/26/375E(old) and built up area of 1127sq ft(Approx) on the 2 nd floor of the building ELAMKULAM APARTMENTS' together with 1/6 th undivided share in 4.25 Ares of Land situated at Sy No 434/5 in Kizhake Chalakudy Village, Mukundapuram Taluk, Thrissur District with all easements and other similar rights appurtenant thereto and together with proportionate share in common areas and common facilities of the said building and car parking facility in the premises and other improvement thereon owned by Mr. Binu Philip, morefully described in Sale Deed 3766/13 dated 14/08/2013 at Chalakudy SRO. <u>Boundaries of the land</u>



	North : Property of Choorakkal Ajith Peter
	South : Property Belonging to Geetha
	East : Road
	West : Property of Job Thekkekara
Reserve Price	Rs.28,00,000/- (Rupees Twenty Eight Lakhs only)
Earnest Money Deposit (EMD)	Rs.2,80,000/- (Rupees Two Lakhs Eighty Thousand Only)
Date and Place of Sale	02-08-2023 at 11.30 AM at The South Indian Bank Limited, Regional Office, Ground Floor, SIB Building, Infopark Road, Rajagiri Valley PO, Kakkanad, Kochi-682039

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/ Ernakulam-Toc-H branch at Ernakulam and Regional Office at Ernakulam 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 Ernakulam. RTGS /NEFT/net banking to The Authorised Officer Account No.0024073000025480 maintained at Ernakulam Market Road branch(IFSC Code is SIBL0000024)
- 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-Ernakulam, along with the Tender in a sealed cover before **11.00 AM on 02-08-2023**.



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REGIONAL OFFICE, ERANAKULAM

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- 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 **02-08-2023 at 11.30 AM**. 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.



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- 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 01-01-1993 to 23-06-2023 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., **Ernakulam-Toc-H** Branch during working hours.(Contact No: 9025099672)

Tender cum auction sale notice dated 30.06.2023 scheduling SARFAESI Sale on 21.07.2023 stands canceled and withdrawn.

For THE SOUTH INDIAN BANK LTD.

**Authorised Officer
Regional Office, Ernakulam**

**AUTHORISED OFFICER
(ASSISTANT GENERAL MANAGER)**



Date : 13-07-2023

Place :Ernakulam