

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank had issued Demand Notice dated 14/06/2012 to (1) M/s Altima Home Appliances represented by its Managing Partner Mr.P.S.Shajan, S/o Stephen, Parokkaran House, Mambra Post, Koratty 680308 as Borrower, 2) Mr.K.K.Roy, S/o Late.K.E.Kuriakose, Koorankarottu House, Karayamparambu Kara, Karukutty 683576, 3) Mr.P.S.Shajan, S/o Stephen, Parokkaran House, Mambra Post, Koratty 680308 as Partners/ Co-obligants and 4) Mr.P.P.Stephen, S/o Poullose, Parokkaran House, Mambra Post, Koratty 680308 as Guarantor 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 property 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 26/09/2012.

AND WHEREAS, the borrower/co-obligants/ guarantor have failed to pay the amount, 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. 1,24,01,719.28 (Rupees One Crore Twenty Four Lakhs One Thousand Seven Hundred and Nineteen and Twenty Eight Paise only) as on 20.09.2019 with further interest and costs from 21.09.2019, subject to the following terms and conditions: -

Name of Property Owner	K.K.Roy
Description of property	All that part and parcel of land admeasuring 10.81 Ares (26.71 cents) together with all improvements therein and situated in Re. Sy. No. 250/4/7 situated at Karukutty village, Aluva Taluk, Ernakulam District in the name of K. K. Roy along with right of way through the road on the western side of the property more fully described in Partition Deed No. 4210/2007 and Release Deed 120/2008 of SRO Angamaly bounded on the North by Property of Poly Kachappilly, East by property of Paulose and Joseph Seemanthi, etc, South by Property of Ellias and West by Road and Property of Tharu Kuraiakose.



The South Indian Bank Ltd., Regional Office,

Ground Floor, SIB Building, Info Park Road, Rajagiri Valley P.O, Kakkannad, Kochi-682039
Phone: 0484-2771361, 2771362, 2771363, 3939361, 3939362, 3939363 Fax: 2771375, 3939375
Email: ro1003@sib.co.in www.southindianbank.com

Reserve Price	Rs.63,00,000/- (Rupees Sixty Three Lakhs Only)	
Earnest Money Deposit (EMD)	Rs.6,30,000/- (Rupees Six Lakhs Thirty Thousand Only)	
Date and Place of Sale	04/11/2019	South Indian Bank, Ernakulam Regional Office, Ground Floor, SIB Building, Infopark Road, Rajagiri Valley.P.O, Kakkanad, Kochi-682 039

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/ Angamaly Branch and Ernakulam Regional Office and also visit the scheduled property and satisfy as to its area, boundaries etc, ownership, title, encumbrances, 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/ RTGS drawn in favour of "The Authorised Officer, The South Indian Bank Ltd." payable at Ernakulam.
- 5) Interested Tenderers shall submit Demand Draft for the EMD at The South Indian Bank Ltd, Ernakulam along with the Tender in a sealed cover before 11.00 AM on 04.11.2019.
- 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

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- 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 04.11.2019 at 12.00 Noon. 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 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 Authorised Officer.
 - 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 report as follows:
From 1/1/2000 to 24/07/2019 and it contains the following encumbrances:

- a) Principal Sub Court, Paravur attachment dated 28/4/2012 for Rs. 6,00,000/-.
- b) Principal Sub Court, Paravur attachment dated 2/5/2012 for Rs.7,00,000/-.
- c) Sub Court, Perumbavoor attachment dated 7/7/2012 for Rs.2,62,420/-.
- d) Court attachment dated 21/7/2012 for Rs.6,50,000/-.
- e) Principal Sub Court, Paravur attachment dated 30/10/2012 for Rs.5,50,000/-.
- f) Sub Court, Ernakulam attachment dated 18/01/2013 for Rs.8,00,000/-
- g) Revenue Recovery Special Tahasildar, Aluva attachment dated 06/01/2017 for Rs.35,78,817/-

The said encumbrances have been created subsequent to mortgage of the property in favour of the Bank. Hence, Bank being secured creditor has first charge by way of priority over the mortgaged properties and sale proceeds thereof.


- 17) For any further information and for inspection of property, the intended Tenderers may contact the Authorised Officer (Mob:- 8108900044) or The South Indian Bank Ltd., Angamaly Branch (Mob:-No.9961523409, 7044055700) during working hours.
- 18) This may be treated as notice to the borrower/ co-obligants/ guarantor informing them that the property will be sold if the entire amount due to the Bank being Rs. 1,24,01,719.28 (Rupees One Crore Twenty Four Lakhs One Thousand Seven Hundred and Nineteen and Twenty Eight Paise only) as on 20.09.2019 with further interests and costs is not remitted on or before the date fixed for sale.

Date: 20.09.2019

Place: Ernakulam



For THE SOUTH INDIAN BANK LTD.


Authorised Officer
Regional Office
**AUTHORISED OFFICER
(CHIEF MANAGER)**