

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank had issued Demand Notice dated **11/06/2021** calling upon the Borrowers/Co Borrowers/Guarantors (1) Mr. **Sanju Varghese**, Proprietor of M/s. **Aikkarakudiyil Agencies** with address at Arakkappady, Vengola P.O., Ernakulam -683554, (2) Mrs. **Bincy Sanju** and (3) Mrs. **Annie Varghese** all resident of Aikkarakudiyil (H), Vengola P.O. Ernakulam - 683554 (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 **08/09/2021**.

AND WHEREAS, the Borrower/ Guarantors have failed to pay the amount, 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", "As is what is", and "Whatever there is" condition, on the date and at the place mentioned herein below for realization of a sum of **Rs. 3,52,10,716.05** (Rupees Three Crores Fifty Two Lakhs Ten Thousand and Seven Hundred Sixteen and Paise Five only) as on 31/10/2023 with further interest and costs, subject to the following terms and conditions: -

Name of the Property Owner	Mr. Sanju Varghese
Description of Immovable Properties	ITEM No 1 : All that piece and parcel of land admeasuring 12.34 Ares (30.49 cents) along with residential building with approximate area of 2500 Sq ft with Door No.16/505 of Vengola Grama panchayath. and all other improvements therein situated in Re Sy No. 387/1-4, Re Sy Block No.28 of ArackappadyVillage, Kunnathunadu Taluk, Ernakulam District owned by Sanju Varghese and covered under Sale Deed No. 928/2018 dated 06.03.2018 of Perumbavoor SRO bounded on North by Private Road, South by Property of Raju, East by Property of Sanju and West by Property of Ashraf Thandakkala.



	ITEM No 2 : All that piece and parcel of land admeasuring 6.07 Ares (14.99 cents) together with all other improvements therein situated in Re. Sy No. 387/1-2, of Arackappady Village, Kunnathunadu Taluk, Ernakulam District owned by Sanju Varghese and covered under Sale Deed No. 511/88 dated 19.02.1988 and Release Deed No.6371/2011 dated 01.12.2011 of Perumbavoor SRO bounded on North by Canal Bund Road, South by Property of Ayikkarakudi, East by Property of Ayikkarakudi and West: Property of Ayikkarakudi. ITEM No 3 : All that piece and parcel of land admeasuring 12.34 Ares (30.49 cents) together with all other improvements therein situated in Re. Sy No. 387/1-3, Re Sy Block No.28 of Arackappady Village, Kunnathunadu Taluk, Ernakulam District owned by Sanju Varghese and covered under Partition Deed No. 2767/12 dated 14.05.2012 of Perumbavoor SRO bounded on North by Private Road, South by Property of Raju, East by Property of Ranju & property of Udiyakkara Mathew and West by Property of Marachery Yacob & Property of Ranju.
Reserve Price	Rs. 91,13,000.00 (Rupees Ninety One Lakhs Thirteen Thousand only)
Earnest Money Deposit (EMD)	Rs. 9,11,300.00 (Rupees Nine Lakhs Eleven Thousand Only)
Date and Place of Sale	08/12/2023 The South Indian Bank Ltd, Regional Office - Ernakulam, SIB Building, Infopark Road, Rajagiri Valley PO, Kakkanad, Kochi-682 039

TERMS AND CONDITIONS

1. The property will be sold on "As is where is", "As is what is" and "Whatever there is" at 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

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(www.southindianbank.com) and notice board at

The South Indian Bank Ltd, Regional Office,

Ernakulam at SIB Building, Infopark Road, Rajagiri Valley.P.O, Kakkanad, Kochi-682 039 and its **Pattimattom Branch**

at Ward No.VII, Ceepees Complex, Pattimattom P.O., Ernakulam, Kerala-

683562 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 drawn in favour of "The Authorised Officer, The South Indian Bank Ltd." payable at Ernakulam /RTGS/NEFT/net banking to Authorised Officer Account No. **0024073000025480** in the name of "**Authorised Officer under SARFAESI Act**" maintained at Ernakulam Market Road Branch (IFSC/NEFT 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. Ernakulam Regional Office along with the Tender in a sealed cover before **11.30 AM on 08/12/2023**.
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 **08/12/2023 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 25.00% of the tender amount (less EMD) on receipt of bid acceptance letter or not later than the next working day after the date of sale and the balance 75.00 % 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 25.00 % 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 Encumbrance Report regarding the Item no 1 property from 01/01/2018 to 25/09/2022 and Item no 2 property from 01/01/2018 to 11/10/2022 and Item no 3 property from 01/01/2018 to 25/09/2022 and it contains no encumbrance.
17. For any further information and for inspection of property, the intended Tenderers may contact the **Authorised Officer at Ernakulam** at SIB Building, Infopark Road, Rajagiri Valley.P.O, Kakkanad, Kochi-682 039 or Branch Manager, **Mr. Siju P R (91-9940829194)** of Pattimattom Branch at Branches at Ward No.VII, Ceepees Complex, Pattimattom P.O., Ernakulam, Kerala-683562 during normal 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 of **Rs. 3,52,10,716.05** (Rupees Three Crores Fifty Two Lakhs Ten Thousand and Seven Hundred Sixteen and Paise Five only) as on 31/10/2023 and other costs and charges is not remitted on or before the date fixed for sale.

For THE SOUTH INDIAN BANK LTD.

Place : Ernakulam
Date : 15/09/2023



Authorised Officer
Regional Office, Ernakulam
AUTHORISED OFFICER
(CHIEF MANAGER)