

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank had issued Demand Notice dated 10/06/2019 to the borrower, M/s **JRP Enterprises**, partnership firm represented by partners Mr. **Jayashankar T** and Ms. **Jeeja Jayashankar** having address at 45/2436A, Siva Arcade, Aysha Road, Ponnuranni, Vyttila, Cochin - 682 019 and the Guarantors (1) Mr. **Jayashankar T**, and (2) Mrs. **Jeeja Jayashankar** both residing at T33/1541/A, Thempat House, Priyadarshini Road, Chakkaraparambu, Vennala, Cochin- 682 028 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 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 29/10/2019.

AND WHEREAS, the Borrower/Co-Obligants/ Guarantors have failed to pay the amount, Notice is hereby given that the immovable properties are 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 amount of Rs. 2,36,08,435.47 (Rupees Two Crores Thirty Six Lakhs Eight Thousand Four Hundred and Thirty Five Only) as on 14/12/2022 together with further interest and costs, subject to the following terms and conditions :

ITEM # 1

Name of Property Owner	Mr. Jayashankar T
Description of property	All that piece and parcel of land admeasuring 2.02 Ares (5 Cents) with a residential building admeasuring 1474 sq.ft approximate bearing Door No.33/1541-A standing therein, in Survey No.35/11A, of Edappally South Village, Kanayannur Taluk, Edappally Sub District, Ernakulam District, Thandapeer No.8696 owned by Mr.T.Jayashankar, more fully described under the Sale Deed No.4435/1992 dated 23.10.1992 registered with Edappally SRO Bounded on North by Property of Rahila Kamarudheen, South by Property of Rajan, East by Property of Bhavana and West by Road.
Reserve Price	Rs. 94,24,000.00 (Rupees Ninety Four Lakhs Twenty Four Thousand Only)
Earnest Money Deposit (EMD)	Rs. 9,42,400.00 (Rupees Nine Lakhs Forty Two Thousand and Four Hundred only)

ITEM # 2

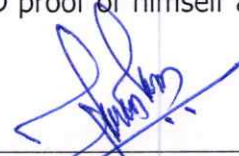
Name of Property Owner	Mrs. Jeeja Jayasankar
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Description of property	All that piece and parcel of land admeasuring 12 Ares (10.73 Ares in Re.Sy.No.59/28-2 & 01.27 Ares in 59/28-3) lying as a single plot with a residential building bearing Door No.SGP-VII-649 (New No.XII-390) standing therein, in Survey No.243/8 & 243/2, Re.Sy.No.59/28-2 & 59/28-3, Block No.30 of Thekkumbhagom Village, Aluva Taluk, Sreemoolanagaram Sub District, Ernakulam District, Thandapeer No.7820 owned by Mrs.Jeeja Jayasankar W/o.Jayasankar, more fully described under the Sale Deed No.63/2015 dated 12.01.2015 registered with Sreemoolanagaram SRO bounded on North by Private Way, South by Property of Shibu Baby John, East by Property of Bava and West by Road.
Reserve Price	Rs. 54,75,000.00 (Rupees Fifty Four Lakhs Seventy Five Thousand Only)
Earnest Money Deposit (EMD)	Rs. 5,47,500.00 (Rupees Five Lakhs Forty Seven Thousand and Five Hundred only)

Date and Place of Sale	09/01/2023 The South Indian Bank Ltd, Ernakulam Regional Office, Ground Floor, SIB Building, Infopark Road, Rajagiri Valley.P.O, Kakkanad, Kochi-682 039
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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 (**www.southindianbank.com**) and notice board at **The South Indian Bank Ltd, Regional Office, Ernakulam** at SIB Building, Infopark Road, Rajagiri Valley PO, Kakkanad, Kochi-682 039 and its **Thammanam Branch** at Door No.32/260 A4, Bava Complex, Mahakavi Vylloppilly Road, Thammanam P.O, Ernakulam, Kerala - 682032 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 Demand Draft drawn in favour of "**The Authorised Officer, The South Indian Bank Ltd.**" payable at Ernakulam or may be transferred to Account No 0024073000025480 in the name of "**Authorised Officer under SARFAESI Act**" maintained at Ernakulam Market Road Branch (IFS Code - SIBL0000024) by RTGS/NEFT/Net Banking.
- 5) Interested Tenderers shall submit Demand Draft /RTGS/NEFT 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 09/01/2023.**
- 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 **09/01/2023 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.
- 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 EC/ search report regarding the property from 01/01/2009 to 15/11/2022 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, **Ms. Vishnu R** (91 98464 62496) of Thammanam Branch at Door No.32/260 A4, Bava Complex, Mahakavi Vylloppilly Road, Thammanam P.O, Ernakulam, Kerala - 682032 during normal working hours.
- 18) This may be treated as notice to the Borrower / Co-obligant / Guarantor informing them that the property will be sold if the entire amount due to the Bank being of **Rs. 2,50,26,527.73 (Rupees Two Crore Fifty Lakhs Twenty Six Thousand Five Hundred and Twenty Seven and Paise Seventy Three only)** as on **31/10/2022** 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 : 15/12/2022



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