

THE SOUTH INDIAN BANK LTD

REGIONAL OFFICE, ERNAKULAM



TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank had issued Demand Notice dated **10/02/2022** to (1) M/s. **Tanish My Zone Supermarkets India Ltd** with office address at House # 41/2227-A, Chemmanat Sreekala Road, Venala PO, Ernakulam, Kerala – 682028 Also at Building No. 30/1269-A (New No. 49/270), Survey No. 751/2 & 3, Poonithura Village, Kanayannur Taluk, Vyttila PO, Ernakulam – 682019, Borrowers and (2) Mrs. **Syama Shinu**, wife of Shinu residing at Atham, Kappil P.O, Edava, Thiruvannanthapuram -695311, (3) Mrs. **Meenakshy C.S**, wife of Krishnan Iyer M residing at Chirangara Puthen Madom, K H Iyer Road, Perumbavoor, Ernakulam-683542, (4) Mrs. **Subisha S Nair**, wife of Surendran T residing at 11/187, Mather Silver Lawns Apartments, Marottichodu, Edapally, Ernakulam, Pin- 682024, (5) Mrs. **Devi Kalesh**, wife of Kalesh A V residing at 49/213, Karthika, R SA C Road, Vyttila P.O, Ernakulam – 682019, (6) Mrs. **Meena Kumari**, wife of Balachandra Kurup residing at Jayasankar, Kureepuzha Cherry, Sakthikulangara, Kavanad, Kollam -691003 and (7) Mrs. **Sathikumari Mohankumar**, wife of Mohan Kumar, residing at Aseerwad, Vennala P.O, Ernakulam – 682028, (8) Ms. **Mini Rajendran** residing at Tharayil House, Muthur PO, Tirur - 676101, the Guarantors, 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 24/06/2022.

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" basis and "as is what is" condition, on the date and at the place mentioned herein below for realization of a sum of **Rs. 1,86,84,028.92** (Rupees One Crore Eighty Six Lakhs Eighty Four Thousand and Twenty Eight and Paise Ninety Two only) as on 31/08/2023 with further interest and costs, subject to the following terms and conditions.

Name of Property Owner	Ms. Meena Kumari
Description of property	All that part and parcel of land admeasuring 12.54 Ares (8.73 Ares + 3.81 Ares) along with all other constructions, improvements, easementary rights existing and appurtenant thereon situated in Old Sy No 6920/31, 6920/9-32, 6920/9-34, 7136/1, 7135/4, 6,7,14 Re Sy No. 289/3 and 225/86 within Kollam West Village, Kollam Taluk, Kollam District and owned by Meena Kumari morefully described in Registered Will having document no 83/2001 dated 12-10-2001 of Sub Registrar Office – Kollam <div style="display: flex; justify-content: space-between;"> <div style="width: 48%;"> <p>Boundaries of Plot admeasuring 8.73 Ares</p> <p>North : Property of Rajalakshmi Amma</p> <p>South : Thodu</p> <p>East : Pathway</p> <p>West : Ashtamudy kayal</p> </div> <div style="width: 48%;"> <p>Boundaries of Plot admeasuring 3.81 Ares</p> <p>North : Property of Rajalakshmi Amma</p> <p>South : Property of Meenakumari</p> <p>East : Property of Gomathy Amma</p> <p>West : Pathway</p> </div> </div>
Reserve Price	Rs. 1,24,14,500.00 (Rupees One Crore Twenty Four Lakhs Fourteen Thousand Six Hundred only)
Earnest Money Deposit (EMD)	Rs. 12,41,450.00 (Rupees Twelve Lakhs Forty One Thousand Four Hundred and Fifty Only)



For THE SOUTH INDIAN BANK LTD.

Authorized Officer
Regional Office, Ernakulam

THE SOUTH INDIAN BANK LTD
REGIONAL OFFICE, ERNAKULAM



Date and Place of Sale	10/11/2023 The South Indian Bank Ltd, Thiruvananthapuram Regional Office TC 31/151, YWCA Building, GPO, M G Road Thiruvananthapuram, Kerala - 695001
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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 **Thoppumpady Branch** at Door No: 2487 C, Ward NO.18, Kejees Building, Opposite St Sebastian's High School, Thoppumpady P.O, Ernakulam, Kerala-682005 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 10/11/2023**.
- 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 **10/11/2023** at **12.00 Noon**. Any tender received quoting a price below the Reserve Price will be rejected outright.



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Regional Office, Ernakulam

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- 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 Encumbrance Certificate of the property for the period 01/01/1988 to 16/06/2020 and there are no encumbrance in the property.
- 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. Antony Pius** (91 94003 48691) of Thoppumpady branch at Door No: 2487 C, Ward NO.18, Kejees Building, Opp.ST.Sebastian's High School, Thoppumpady P.O, Ernakulam, Kerala - 682005 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. 1,86,84,028.92** (Rupees One Crore Eighty Six Lakhs Eighty Four Thousand and Twenty Eight and Paise Ninety Two only) as on 31/08/2023 and other costs and charges is not remitted on or before the date fixed for sale.

For THE SOUTH INDIAN BANK LTD.



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

Place : Ernakulam
Date : 25/09/2023

Tanish My Zone.

ASN

RL625326720IN IVR:8276625326720
RL RAJAGIRI VALLEY SO <682039>
Counter No:1,27/09/2023,13:57
To:M/S TANISH.,
PIN:682028, Vennala SO

From:SIB RO,EKM

Wt:24gms

Amt:30.00(Cash)

<Track on www.indiapost.gov.in>
<Dial 18002666868> <Wear Masks, Stay Safe>

भारतीय डाक



India Post

RL625326949IN IVR:8276625326949
RL RAJAGIRI VALLEY SO <682039>
Counter No:1,27/09/2023,13:57

To:M/S TANISH MY ZONE.,

PIN:682019, Vyttila SO

From:SIB RO,EKM

Wt:27gms

Amt:30.00(Cash)

<Track on www.indiapost.gov.in>
<Dial 18002666868> <Wear Masks, Stay Safe>

भारतीय डाक



India Post

RL625326971IN IVR:8276625326971
RL RAJAGIRI VALLEY SO <682039>
Counter No:1,27/09/2023,13:57

To:SYAMA.,

PIN:695311, Edava SO

From:SIB RO,EKM

Wt:26gms

Amt:30.00(Cash)

<Track on www.indiapost.gov.in>
<Dial 18002666868> <Wear Masks, Stay Safe>

भारतीय डाक



India Post

RL625326985IN IVR:8276625326985
RL RAJAGIRI VALLEY SO <682039>
Counter No:1,27/09/2023,13:57

To:MEENAKSHY.,

PIN:683542, Perumbavoor HO

From:SIB RO,EKM

Wt:27gms

Amt:30.00(Cash)

<Track on www.indiapost.gov.in>
<Dial 18002666868> <Wear Masks, Stay Safe>

भारतीय डाक



India Post

RL625326968IN IVR:8276625326968
RL RAJAGIRI VALLEY SO <682039>
Counter No:1,27/09/2023,13:57

To:SUBISHA.,

PIN:682024, Edapally SO

From:SIB RO,EKM

Wt:26gms

Amt:30.00(Cash)

भारतीय डाक



India Post

RL625326954IN IVR:8276625326954
RL RAJAGIRI VALLEY SO <682039>
Counter No:1,27/09/2023,13:57

To:DEVI.,

PIN:682019, Vyttila SO

From:SIB RO,EKM

Wt:26gms

Amt:30.00(Cash)

<Track on www.indiapost.gov.in>
<Dial 18002666868> <Wear Masks, Stay Safe>

भारतीय डाक



India Post

RL625326716IN IVR:8276625326716
RL RAJAGIRI VALLEY SO <682039>
Counter No:1,27/09/2023,13:57

To:MEENA.,

PIN:691003, Kavanad SO

From:SIB RO,EKM

Wt:26gms

Amt:30.00(Cash)

<Track on www.indiapost.gov.in>
<Dial 18002666868> <Wear Masks, Stay Safe>

भारतीय डाक



India Post

RL625326835IN IVR:8276625326835
RL RAJAGIRI VALLEY SO <682039>
Counter No:1,27/09/2023,13:57

To:SATHIKUMARI.,

PIN:682028, Vennala SO

From:SIB RO,EKM

Wt:26gms

Amt:30.00(Cash)

<Track on www.indiapost.gov.in>
<Dial 18002666868> <Wear Masks, Stay Safe>

भारतीय डाक



India Post

RL625326702IN IVR:8276625326702
RL RAJAGIRI VALLEY SO <682039>
Counter No:1,27/09/2023,13:57

To:MINI.,

PIN:676101, TirurKerala HO

From:SIB RO,EKM

Wt:26gms

Amt:30.00(Cash)

<Track on www.indiapost.gov.in>
<Dial 18002666868> <Wear Masks, Stay Safe>

भारतीय डाक



India Post