

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank had issued Demand Notice dated **28/05/2021** to (1) M/s **Northstone Builders and Developers Private Limited**, with office address 29/27/16, Tripunithura P.O., Petta, Kochi-682038 (2) Mr. **I C Raju** residing at Indikuzhi House, No.206 A, Kodamkulangara, Tripunithura P.O., Ernakulam 682 301 (3) Mrs. **Beena Raju** , W/o I.C.Raju residing at Indikuzhi House, No.206 A, Kodamkulangara, Tripunithura P.O., Ernakulam - 682 301 (4) Mr. Olive John Varghese , S/o M.A.Varghese, residing at Rosevilla, Thevarakkavu Road, Near Alliance Junction, Tripunithura P.O., Ernakulam - 682 301 (5) Mr. **V P Madhu** residing at Madathil Veedu, EMC Road, Vennala P.O. Ernakulam - 682 028 (6) Mr. **Joshy K V** S/o Varkey Kurian Kandathil residing at St.Joseph Junction, Desaikavala, Thrikkakkara, Ernakulam 682 021 (7) Mr. **R Muralidharan Nair** S/o Ramankutty residing at Dolphin Apartments J29/152, Toc-h School Road, Vyttila, Ernakulam - 682 019 (8) Mrs. **Renuka** W/o Muralidharan Nair residing at J29/152, Toc-h School Road, Vyttila, Ernakulam - 682 019 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 **23/11/2021**.

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" basis and "as is what is" condition, on the date and at the place mentioned herein below for realization of a sum of **Rs. 11,13,63,744.44 (Rupees Eleven Crores Thirteen lakhs Sixty Three Thousand Seven Hundred and Forty Four Paise Forty Four only)** as on 28/02/2023 with further interest and costs, subject to the following terms and conditions: -

ITEM # 1

SI	Description of Immovable Properties	Name of Property Owner	Reserve Price and EMD
1	All that piece and parcel of land admeasuring 2.85 Ares and all other improvements therein situated in Sy. No. 87/1 of Edappally South Village, Kanayannur, Ernakulam District owned by Northstone Builders P. Ltd. and covered under Sale Deed No.2419/2012 dated 18-06-2012 of Edappally SRO bounded on North by Property of John Vakayil Francis, South by Property of Spectrum Soft Tech Solutions P Ltd, East by Property of Prince James George and West by Corporation Road	M/s. Northstone Builders And Developers Pvt Ltd	Reserve Price Rs. 99,75,000.00 and EMD Rs. 9,97,500.00



ITEM # 2

SI	Description of Immovable Properties	Name of Property Owner	Reserve Price and EMD
1	All that piece and parcel of land admeasuring 16.72 Ares and all other improvements therein situated in Sy. No. 394/15, Re.Sy.No.255/4 of Edakkattuvayal Village, Kanayannur, Ernakulam District owned by I.C. Raju and covered under Sale Deed No. 1522/2009 dated 03-10-2009 of Piravom SRO bounded on North by Property of Cheruthuruth Kunnel Kumaran, South by Assigned Property, East by Property of Muralidharan, West by Property of Aallaikkappilly Bhaskaran	I C Raju	Reserve Price Rs. 92,29,500.00 and EMD Rs. 9,22,950.00
2	All that piece and parcel of land admeasuring 16.19 Ares in Sy.No. 394/15, Re Sy.No.255/4 and all other improvements therein of Edakkattuvayal Village, Kanayannur Taluk, owned by Muraleedharan Nair and covered under Sale Deed No. 276/2009 dated 27-02-2009 of Piravom SRO bounded on North by Remaining Property, South by Property of Baby, East by Property assigned and 3.5 meter way and Westby Property of Aalakkappilly Bhaskaran	Muraleedharan Nair	
3	All that piece and parcel of land admeasuring 4.05 Ares in Re Sy.No.255/4 and all other improvements therein of Edakkattuvayal Village, Kanayannur Taluk, owned by I.C.Raju and covered under Sale Deed No. 277/2009 dated 27-02-2009 of Piravom SRO bounded on North by Remaining Property, South by Property of Kaniyattuchirayil Baby, East by Panchayath road and West by Remaining Property	I C Raju	
4	All that piece and parcel of land admeasuring 4.05 Ares in Re Sy.No.255/4 and all other improvements therein of Edakkattuvayal Village, Kanayannur Taluk, owned by Muraleedharan Nair and covered under Sale Deed No. 1523/2009 dated 03-10-2009 of Piravom SRO bounded on North by Property of Kumaran, South by Property Assigned, East by Colony Road and West by Property of Raju.	Muraleedharan Nair	



ITEM # 3

SI	Description of Immovable Properties	Name of Property Owner	Reserve Price and EMD
1	All that piece and parcel of land admeasuring 47.51 Ares (Apprx. 117.35 cents) in Re Sy.No.235/13/5, 235/8/2/2,235/7/2/2, 235/10/2/1/2 and all other improvements therein of Thanneermukkam North Village, Cherthala Taluk, owned by Renuka Nair and covered under Sale Deed No. 89/2013 dated 15-01-2013 of Puthanambalam SRO bounded on North by Purambokku Thodu, South by Property of Muralidharan Nair, East by Property of Sudheesh Raveendran etc and West by Property of Kochupappy etc.	Renuka Nair	Reserve Price Rs. 1,71,45,000.00 and EMD Rs. 17,14,500.00
2	All that piece and parcel of land admeasuring 47.51 ares (Apprx. 117.35 cents) in Re Sy.No.235/13/6, 235/8/2/1, 235/7/2/1,235/10/2/1/1 and all other improvements therein of Thanneermukkam North Village, Cherthala Taluk, owned by Muraleedharan Nair and covered under Sale Deed No. 90/2013 dated 15-01-2013 of Puthanambalam SRO bounded on North by Property of Renuka, South by Public Road, East by Property of Chandu, Ayibbu etc. and West by Property of Sreedharan etc.	Muralidharan Nair	

Date and Place of Sale	18/03/2023 The South Indian Bank Ltd, Regional Office, Ernakulam, 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.P.O, Kakkanad, Kochi-682 039 and its **Puthencruz Branch** at Door.No.TP/10/179 F G, Palachuvattil Arcade, Opp.HP Petrol Pump, Puthencruz P.O., Ernakulam, Kerala – 682 308 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 **11:00 AM on 18/03/2023**.
- 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 **18/03/2023 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 25.00 % 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 01/01/2020 to 10/06/2022 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. Shruthi Binoy K** (91 73061 83647) of Puthencruz branch at Door.No.TP/10/179 F G, Palachuvattil Arcade, Opp.HP Petrol Pump, Puthencruz P.O., Ernakulam, Kerala-682308 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. 11,13,63,744.44 (Rupees Eleven Crores Thirteen lakhs Sixty Three Thousand Seven Hundred and Forty Four Paise Forty Four only)** as on 28/02/2023 and other costs and charges is not remitted on or before the date fixed for sale.

Place : Ernakulam
Date : 01/03/2023



For THE SOUTH INDIAN BANK LTD.


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