

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank (hereinafter referred as AO) had issued Demand Notice dated 11-06-2021 to borrower (1) **Mr. Jayakrishnan P Nair** S/o. Purushottaman Nair, (2) **Mrs. Renuka Jayakrishnan Nair** W/o. Jayakrishnan P Nair, and the Guarantors (3) **Mr. Varun Jayakrishnan Nair**, S/o. Jayakrishnan P Nair, all residing at Cheeramkulam Saikripa, Puzhavathu, Changanassery, Kottayam – 686 101 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 **08-12-2021**.

AND WHEREAS, the borrower/guarantor have failed to pay the amount in full, 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.6,59,42,202.01 (Rupees Six Crore Fifty Nine Lakhs Forty Two Thousand Two Hundred Two and Paise One Only) with regard to Mortgage Loan in the account of Mr. Jayakrishnan P Nair and Mrs. Renuka Jayakrishnan Nair as on 25.06.2023 together with further interest and costs, subject to the following terms and conditions: -

Name of Property Owner	Mr. Jayakrishnan P Nair
Description of property	<u>Item No.1</u> All that part and parcel of land admeasuring 40.07 Ares (equivalent to 99.01 Cents) and all other usufructs and improvements thereon, comprised in Re Sy. No. 9/2/2, Block No. 190 [Old Sy. No. 251/1,1-2-3], situated in Changanassery Village and Taluk, Kottayam District, owned by Mr. Jayakrishnan P Nair, more particularly described in Sale Deed No. 2947/2012 dated 04/12/2012 of SRO, Changanassery, with following boundaries: - North by Road, East by Property of Justin Joseph and Jeena Mol, South by Thodu, West by Property of Renuka (As per Sale Deed No. 2947/2012 dated 04/12/2012 of SRO Changanassery).
Name of Property Owner	Mrs. Renuka Jayakrishnan Nair,
Description of property	<u>Item No.2</u> All that part and parcel of land admeasuring 28.33 Ares (equivalent to 70.00 Cents) and all other usufructs and improvements thereon, comprised in Re Sy. No. 9/2, Block No. 190 [Old Sy. No. 251/1,1-2-3], situated in Changanassery Village and Taluk, Kottayam District, owned by Mrs. Renuka Jayakrishnan Nair, more particularly described in Sale Deed No. 1951/2011 dated 19/08/2011 (registered on 20/08/2011) of SRO, Changanassery, with following boundaries: -

Regional Office: Ernakulam,

SIB Building, Info park Road, Rajagiri Valley P.O, Kakkanad, Kerala, Pin code: 682039, Phone No: 0484-2771361, 2771363, 2771369, Email: ro1003@sib.co.in
Website: www.southindianbank.com

	North by Road, East by Property of Jayakrishnan P Nair, South by Thodu, West by Property of Babychan etc. (As per Location Sketch issued by Village Office, Changanassery)
Reserve Price	Item No.1: Rs.1,40,13,000.00/-(Rupees One Crore Forty Lakhs Thirteen Thousand only) Item No.2: Rs.98,82,000.00/-(Rupees Ninety Eight Lakhs Eighty Two Thousand only)
Earnest Money Deposit (EMD)	Item No.1: Rs.14,01,300.00/- (Rupees Fourteen Lakhs One Thousand Three Hundred Only) Item No.2 : Rs.9,88,200.00/-(Nine Lakhs Eighty Eight Thousand Two Hundred Only)
Date and Place of Sale	19.07.2023 at 12.00 PM at The South Indian Bank Limited, Regional Office, Ground Floor, SIB Building, Infopark Road, Rajagiri Valley P.O, Kakkanad, Kochi-682039

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/ Vytilla branch at Ernakulam and Regional Office at Ernakulam and also visit the scheduled property and satisfy as to its area, boundaries, ownership, title, encumbrance, 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 The Authorised Officer Account No.0024073000025480 maintained at Ernakulam Market Road branch(IFSC 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 Regional Office-Ernakulam, along with the Tender in a sealed cover before 11.30 AM on 19.07.2023.



For THE SOUTH INDIAN BANK LTD.

(Signature)
Authorised Officer
Regional Office, Ernakulam

Regional Office: Ernakulam,

SIB Building, Info park Road, Rajagiri Valley P.O, Kakkanad, Kerala, Pin code: 682039, Phone No: 0484-2771361, 2771363, 2771369, Email: ro1003@sib.co.in
Website: www.southindianbank.com

- 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 19.07.2023 at 12.00 PM. 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 in his favour or not later than the next working day after the date of Tender cum Auction Sale 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 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% 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 01-01-1972 to 11-08-2022 and it contains no encumbrance.
- 17) For any further information and for inspection of property, the intended Tenderers may contact the Authorised Officer or The South Indian Bank Ltd., **Vytilla** Branch during working hours.

Date : 26.06.2023

Place : Ernakulam



For THE SOUTH INDIAN BANK LTD.


AUTHORISED OFFICER
Regional Office, Ernakulam
(CHIEF MANAGER)