

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank had issued Demand Notice dated **01/06/2021 and 10/08/2021** calling upon the Borrowers/Co Borrowers/Guarantors (1) Mr. **Binoy Paulose** Proprietor M/s. **Darsana Movie House**, Piravom, Peruva Road, Ernakulam - 686664 & Proprietor M/s **Madathiparambil Agencies**, Piravom BPCL Dealer, Piravom, Ernakulam - 686664, (2) Mrs. **Sairah Binoy** (3) Mr. **Chacko Poullose** all having residential address at Madathiparambil House, Piravom P.O., Ernakulam - 686664 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 **20/10/2021**.

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. 11,37,42,686.4 (Rupees Eleven Crores Thirty Seven Lakhs Forty Two Thousand Six Hundred Eighty Six and Paisa Four Only)** as on **03/05/2023** with further interest and costs, subject to the following terms and conditions: -

Name of the Property Owner	Mr. Binoy Poullose
Description of Immovable Properties	All that piece and parcel of land admeasuring 15.78 Ares (38.99 cents) with old building together with all improvements therein situated in Sy No. 595/9/2, of Piravom Village, Muvattupuzha Taluk, Ernakulam District owned by Binoy Poullose and covered under 'A' schedule of Partition Deed No.929/2008 dated 26.03.2008 registered on 27/03/2008 of Piravom SRO bounded by North by Velamkuzhi Purayidom, South by Devippady Road, East by Payittattuparambu and West by Makkanamattathil Purayidam. (As per Location Sketch No.354/2017 dated 21.03.2017 of Piravom Village Office)
Reserve Price	Rs. 2,68,51,500.00 (Rupees Two Crores Sixty Eight Lakhs Fifty One Thousand Five Hundred Only)
Earnest Money Deposit (EMD)	Rs.26,85,150.00 (Rupees Twenty Six Lakhs Eighty Five Thousand One Hundred Fifty Only)
Date and Place of Sale	25/05/2023 The South Indian Bank Ltd, Regional Office - Ernakulam, SIB Building, Infopark Road, Rajagiri Valley.P.O, 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 (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 **Piravom** branch Door # 260A, Ward no.VI, Ammavan Chambers, Piravom-Muvattupuzha Road, Opp. Old Petrol Pump, Piravom P.O., Ernakulam, Kerala – 686664 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 25/05/2023**.
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 **25/05/2023 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

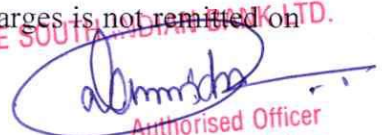


balance 75.00 % amount within 15 days of the sale, failing which the entire amount paid by the Tenderer shall be forfeited by the Authorised Officer, without any notice and the sale will be cancelled and the property will be brought to sale again. However, in desirable cases the time may be extended 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 Encumbrance Report regarding the Item no 1 property from 01/01/2019 to 05/07/2022 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. Ron Francis** (91-99613 55035) of Piravom branch at Door no.260A, Ward No.VI, Ammavan Chambers, Piravom-Muvattupuzha Road, Opp. Old Petrol Pump, Piravom P.O., Ernakulam, Kerala-686664 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. 11,37,42,686.4 (Rupees Eleven Crores Thirty Seven Lakhs Forty Two Thousand Six Hundred Eighty Six and Paise Four Only)** as on **03/05/2023** and other costs and charges is not remitted on or before the date fixed for sale.

Place : Ernakulam
Date : 04.05.2023



For THE SOUTH INDIAN BANK LTD.

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