

**TENDER CUM AUCTION SALE NOTICE**

WHEREAS the Authorised Officer of the Bank (hereinafter referred as AO) had issued Demand Notice dated 11-06-2013 to Borrowers (1) M/s **M R Syndicate** with office address at Door No.663/P, Sreelekshmy Complex, Statue Junction, Tripunithura, Ernakulam 682301 Represented by its partner, Mr. Reji M Paulose and (2) M/s **Royal Decore** with office address at Door No.663/P, Sreelekshmy Complex, Statue Junction, Tripunithura, Represented by its Partner Mr. Reji M Paulose and Partners/Co-Obligants/Guarantors namely (1) Mr. Reji M Paulose, son of Paulose (2) Mrs. Ajitha Reji wife of Reji M Paulose both residing at '10-C, Asset City Bay, Chathari, Tripunithura, Ernakulam- 682301, also at Malayil House, Thiruvankulam P O, Ernakulam, Kerala - 682305 and (3) Mr. Levakumar V S son of KP Sukumara Panicker, Vadakethalackal (H), Cherukayath Lane, C.P Ummer Road, Ernakulam - 682035 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 **24/10/2017**.

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. 4,32,83,062.65** (Rupees Four Crore Thirty Two Lakh Eighty Three Thousand Sixty Two And Sixty Five Paise only) with regard to the loan limit in the account of M/s Royal Decore & M R Syndicate as on 09-02-2023 together with further interest and costs, subject to the following terms and conditions: -

Name of Property Owner	Mr. Reji M Paulose
Description of property	All that piece and parcel of land admeasuring 6.47 ares together with residential building with total built up area of 1200 sq ft bearing door no.1/1994 with all other rights and improvements there in comprised in Re Sy No.677/4, Block No 5 (Old Sy No. 753/2/7/9 & 753/2/8), Thrikkakara Village, Kanayannur Taluk, Ernakulam District owned by Mr. Reji M Paulose and more fully described under the Sale Deed No.2659/10 registered with Edappaly SRO bounded on North by Property of Hassan, South by Property of Alikunj, East by Property of Nabeesa and Road and West by Property of Mary.
Reserve Price	Rs. 70,00,000.00 (Rupees Seventy Lakhs only)
Earnest Money Deposit (EMD)	Rs. 7,00,000.00 (Rupees Seven Lakhs Only)
Date and Place of Sale	28-02-2023 The South Indian Bank Limited, Regional Office, Ground Floor, SIB Building, Infopark Road, Rajagiri Valley PO, Kakkanad, Kochi-682039

The South Indian Bank Ltd, Regd. Office: SIB, House, T.B.Road, Mission Quarters, Thrissur, Kerala-680001, Ph: 91-487-2442021(fax), E-mail: [sibcorporate@sib.co.in](mailto:sibcorporate@sib.co.in) CIN: L65191KL1929PLC001017  
Regional Office: SIB Building, Infopark Road, Rajagiri Valley P.O, Kakkanad, Ernakulam, Kerala - 682039, Phone No: 0484-2771361, 2771363, 2771369, Email: [ro1003@sib.co.in](mailto:ro1003@sib.co.in) Website: [www.southindianbank.com](http://www.southindianbank.com)



**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/ Tripunithura branch at Door NO.638 A, Ward NO.XX ,P.B.#: 17,Vaikom Road,Tripunithura, Thrippunithura, Kanayannur, Ernakulam-682301 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 11.00 PM on 28-02-2023.
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 28-02-2023 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 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 75.00 % 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.



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 regarding the property from 01-01-1997 to 11-01-2023 and it contains attachment from District Judge Ernakulam III, IA 5510/2015 in Arb Op No.1062/2015 and also from CSB in IA 2276/2013 in OS.363/2013 and the said attachments are subsequent to our mortgage.
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 PO, Kakkanad, Kochi-682 039 or Branch Manager, Mrs.Aiswarya Muraleedharan of Tripunithura branch at Door NO.638 A, Ward NO.XX ,P.B.#: 17,Vaikom Road, Tripunithura, Thrippunithura, Kanayannur, Ernakulam-682301 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. 4,32,83,062.65** (Rupees Four Crore Thirty Two Lakh Eighty Three Thousand Sixty Two And Sixty Five Paise only) as on **09/02/2023** and other costs and charges is not remitted on or before the date fixed for sale.

Place : Ernakulam  
Date : 10/02/2023

**AUTHORISED OFFICER  
(CHIEF MANAGER)**

For THE SOUTH INDIAN BANK LTD.

*[Signature]*  
Authorised Officer  
Regional Office, Ernakulam

