

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank had issued Demand Notice dated 07.07.2021 to (1) Mr. Jain K N, S/o. Nanappan, Kozhikkal House, H No. 119/Ward No. X, Thuruthippuram, Opp. SNV LP School, Moothakunnam P O, North Parur, Ernakulam – 683516 & (2) Mrs. Sreedevi Jain, W/o. Jain K N, Kozhikkal House, H No. 119/Ward No. X, Thuruthippuram, Opp. SNV LP School, Moothakunnam P O, North Parur, Ernakulam – 683516 as Borrowers and Guarantor 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 16.12.2022.

AND WHEREAS, the Borrowers 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 total amount of Rs. 3,38,12,987.82 ps (Rupees Three Crores thirty eight lakhs twelve thousand nine hundred and eighty seven and Paise eighty two only) being the sum of outstanding in the loan accounts as on 05.02.2023 together with further interest, penal interest and costs, subject to the following terms and conditions :

<u>Item No.1</u>	
Name of Property Owner	Mr. Jain K N
Description of property	All that parts and parcel of land admeasuring 11.73 Ares (28.97 cents) in Sy No. 288/1A along with Residential building bearing Door No. X/119 of Vadakkekara Grama Panchayath, having an approximate area of 3400 Sq ft and all other improvements, usufructs and all other easementary rights therein of Moothakunnam Village, Parur Taluk, Ernakulam District more fully described in Sale Deed No. 3200/2004 dated 21.05.2004, Sale Deed No. 3202/2004 dated 21.05.2004 & Sale Deed No. 3203/2004 dated 21.05.2004 of SRO Parur in the name of Mr. Jain K N and bounded as follows: East – Thodu & Property of Baby West – NH - 17 North – Properties of St. Louis EMPL School South – Properties of Chinnappan & Vinod
Reserve Price	Rs. 2,40,71,000/- (Rupees Two crore forty lakhs seventy one thousand only)
Earnest Money Deposit (EMD)	Rs. 24,07,100/- (Rupees Twenty four lakhs seven thousand one hundred only)

The South Indian Bank Ltd., Regional Office, VI/950- C & D, AKP Centre, Christ College Road, Christ Nagar, Irinjalakuda-680125
 Phone: 0480-2829236(AGM), 2829336(CM); Email: ro1017@sib.co.in,
 Website : www.southindianbank.com

The South Indian Bank Ltd., Registered Office. SIB House, T.B. Road, Mission Quarters, Thrissur, Kerala – 680 001.
 Phone: +91-487-2420020 Fax: +91-487-2442021 Email: sibcorporate@sib.co.in CIN: L65191KL1929PLC001017,
 Website: www.southindianbank.com



(EMD shall be paid before 10.30 am on 14.03.2023 by way of DD drawn in favour of "Authorized Officer, The South Indian Bank Limited" payable at Irinjalakuda/Thrissur or by RTGS/NEFT/Net banking to The Authorised Officer's Account No. 0463073000000104 maintained at Irinjalakuda-Christ Nagar Branch (IFSC/NEFT Code is SIBL0000463).

Date and Place of Sale	14.03.2023	The South Indian Bank Ltd, Irinjalakuda Regional Office, VI/950-C & D, AKP Centre, Christ College Road, Irinjalakuda-680125, Thrissur.
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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/ Mathilakam Branch and Irinjalakuda Regional Office, VI/950-C & D, AKP Centre, Christ College Road, Irinjalakuda-680125, Thrissur 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 Irinjalakuda/RTGS/NEFT/net banking to Authorised Officer Account No. 0463073000000104 maintained at Irinjalakuda-Christ Nagar Branch (IFSC/NEFT Code is SIBL0000463).
- 5) Interested Tenderers shall submit Demand Draft for the EMD at The South Indian Bank Ltd, Regional Office, Irinjalakuda along with the Tender in a sealed cover before 10.30 AM on **14.03.2023**.
- 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 **14.03.2023 at 11.00AM**. 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.

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- 10) The Successful Tenderer should pay 25% of the bid amount (less EMD) immediately on receipt of bid acceptance letter 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 report of the properties from 01.01.1988 to 03.01.2023 and it contains the following encumbrance:
 - An entry dated 09.05.2019 entry no. F78/2019, as OP no.811/2019, IA 2071/2019, by Hon'ble Family Court, Ernakulam for an amount of Rs. 1,15,00,000/-.
 - An entry dated 21.12.2019 entry no.F239/2019 as OS no 1286/2019 IA 7096/2019 by Hon'ble Munsiff court Ernakulam for an amount of Rs. 2,31,334/-
 - An entry dated 21.01.2020 entry no.F14/2020 as OS no 4/2020 IA 01/2020 by Hon'ble Subordinate Judges Court for an amount of Rs. 10,80,000/-

However, these are subsequent encumbrances after the date of Mortgage of the same properties and hence the bank being secured creditor has first charge by way of priority over the said properties and the sale proceeds thereof.

- 17) For any further information and for inspection of property, the intended Tenderers may contact the Authorised Officer [Phone No. (+91) 9745244078, (+91) 480 2829336] or Recovery Officer [Phone No. (+91) 9597493136] or The South Indian Bank Ltd., Mathilakam Branch [Phone No (+91) 0480- 2848326 during working hours.

For THE SOUTH INDIAN BANK LTD.


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

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