

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank had issued Demand Notices dated 08.07.2021 to :-

- 1) (1) Mr. Ummer T K, Prop. of M/s Navaratna Hypermarket, S/o Late Khadarkunji, Door Nos. XII/782-E2, E3 & G, Ashtamichira, Thrissur- 680 731 (2) Ms. Laila Valiyakath Vappu, W/o. Ummer T K and (3) Mr. Yasir T K, S/o. Ummer T K, all residing at Thanathuparambil House, Ashtamichira, Thrissur- 680 731, as Borrowers/ Guarantors/ Co-obligants with respect to the Credit Facilities/Loan accounts in the name of M/s Navaratna Hypermarket;
- 2) (1) Mr. Ummer T K, S/o Late Khadarkunji, and (2) Ms. Laila Valiyakath Vappu, W/o. Ummer T K, both residing at Thanathuparambil House, Ashtamichira, Thrissur- 680 731, as Borrowers/ Guarantors/ Co-obligants with respect to the Credit Facilities/Loan accounts in the name of Mr. Ummer T K;

-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 14.09.2021.

AND WHEREAS, the Borrowers/ Guarantors/ Co-obligants 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.53,03,84,260.12 ps (Rupees Fifty Three Crores Three Lakhs Eighty Four Thousand Two Hundred and Sixty and Paise Twelve only) being the sum of outstanding in the loan accounts as on 06.02.2023 together with further interest and costs, subject to the following terms and conditions : -

| <u>Item No.1</u> | |
|--------------------------------|--|
| Name of Property Owner | Mr.Ummer T K |
| Description of property | All that parts and parcel of land admeasuring 25.66 Ares (63.405 cents), in Sy.No.349/3 and 349/1 along with a building bearing No XX/425,426,427,428,429,430,430A having an three storeyed Shop Building approximate area of 24448 Sq Ft(approx.), Two storeyed Auditorium building of 7700 Sq Ft(approx.), Shed of 9300 Sq Ft 41460 Sq. Ft. and all other improvements, usufructs and all other easementary rights therein of Vadakkumbhagam Village, Chalakudy Taluk, Thrissur District, more fully described in Title deeds registered at SRO Mala in the name of Mr.Ummer T K as follows: |

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), 2821336(Gen); Email: ro1017@sib.co.in 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



| Sy | Extent | Deed No |
|--|---|---|
| Sy 349/3 | 2.06 Ares | Sale Deed No. 242/2003 dated 07.02.2003, |
| Sy 349/3 | 1.62 Ares | Sale Deed No. 2457/2003 dated 02.12.2003 |
| Sy 349/3 | 2.43 Ares(with right of way) | Sale Deed No. 1429/2004 dated 08.07.2004, |
| Sy 349/1 | 1.76 Ares | Sale Deed No. 1271/2005 dated 31.05.2005 |
| Sy 349/3 | 8.09 Ares | Sale Deed No. 1271/2005 dated 31.05.2005 |
| Sy 349/1 | 5.87 Ares | Sale Deed No. 1304/2005 dated 03.06.2005 |
| Sy 349/1 | 3.83 Ares(with right of way) | Sale Deed No. 1543/2011 dated 10.08.2011 |
| Total | 25.66 Ares | |
| Common Boundaries East – PWD Road & Private Vazhi West – Property of Thayyil Surendran & Pottayathparambil Mini North – Private Vazhy South – Property of Pottayathparambil Mini & Private Vazhy | | |
| Reserve Price | Rs.7,00,00,000.00 /- (Rupees Seven Crores only) | |
| Earnest Money Deposit (EMD) | Rs. 70,00,000 /- (Rupees Seventy Lakhs only) | |

| Item No.2 | |
|--------------------------------|--|
| Name of Property Owner | Mr.Ummer T K |
| Description of property | All that parts and parcel of land admeasuring 24.28 Ares(60 cents), in Sy.No.347/2 & 348 along with a building No.BA (74346)/2018 having an approximate area of 10000 Sq. Ft. and all other improvements, usufructs and all other easementary rights therein of Vadakkumbhagam Village, Chalakudy Taluk, Thrissur District, more fully described in Sale Deed No. 993/2016 dated 09.05.2016 & Sale Deed No. 1474/2016 dated 05.07.2016 of SRO Mala in the name of Mr.Ummer T K and bounded as follows: East – PWD Road West – Property of Kalariparamba North – Private Road South – Property of Kavanapilly sasi & others |
| Reserve Price | Rs.3,45,00,000/- (Rupees Three Crore Forty Five Lakhs 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), 2821336(Gen); Email: ro1017@sib.co.in 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



| | |
|--|--|
| Earnest Money Deposit (EMD) | Rs.34,50,000 /- (Rupees Thirty Four Lakhs Fifty Thousand only) |
|--|--|

(EMD shall be paid before 10.30 am on 28.02.2023 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 | 28.02.2023 | The South Indian Bank Ltd, Irinjalakuda Regional Office, VI/950-C & D, AKP Centre, Christ College Road, Irinjalakuda-680125, Thrissur. |
|------------------------|-------------------|--|

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/Chalakudy Main 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 **28.02.2023**.

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), 2821336(Gen); Email: ro1017@sib.co.in 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



- 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 11.00AM**. 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.
- 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 01/01/1992 to 02/11/2022 and has noted encumbrances of Sub Court, Irinjalakuda vide OS.26/2020, IA.1/2020 against Item No. 2 property. 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)8589839481, (+91) 480 2829336] or The South Indian Bank Ltd., Chalakudy Main Branch [Phone No.(+91)7356170855, (+91) 480 2702387] during working hours.

(Bank reserves its right to proceed with appropriate recovery measures against the accounts in which the aforementioned properties are commonly secured.)

Date: 07.02.2023
Place : Irinjalakuda

For THE SOUTH INDIAN BANK LTD.

AUTHORISED OFFICER
(Chief Manager) Irinjalakuda