

Sub: TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank had issued Demand Notices dated 27.09.2021 to :- (1) Mr. Sujith P S, S/o Sudhakaran P K, Prop. Of M/s. Ginger Mobiles, 7/447, P K Tower, North Nada, Kodungallur, Thrissur, Kerala – 680664 (2) Mr. Sumeth P S, S/o Sudhakaran P K, (3) Mr. Sudhakaran P K, S/o. Kumaran, and (4) Mrs. Sathy, W/o Sudhakaran P K, all (1) to (4) residing at Padiyath House, Methala P O, Kodungallur, Thrissur, Kerala - 680664, as Borrowers/ Guarantors/ Co-obligants with respect to the Credit Facilities/Loan accounts in the name of M/s Ginger Mobiles, 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 06.01.2022.

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.1,53,90,000.49ps (Rupees One Crore Fifty Three Lakhs Ninety Thousand and Paise Forty Nine Only) being the sum of outstanding in the loan accounts as on 23/03/2023 together with further interest and costs, subject to the following terms and conditions :-

<u>Item No.1</u>	
Name of Property Owner	Mr. Sudhakaran P K
Description of property	<p>All that part and parcel of Residential Land admeasuring 9.72 Ares (ie 24 cents) along with building there on and all other construction, improvements, Easementary Rights existing and appurtenant under Eriyad Panchayath thereon situated in Sy No.369/2 within Eriyad Village, Kodungallur Taluk ,Thrissur District and owned by Mr. Sudhakaran P K (Addressee No.3), more fully described In Sale Deed No.697/05 dated 15.02.2005 of Sub Registrar Office Kodungallur and bounded as follows</p> <p>North : Properties of Kunjubeevathu East :Panchayath Road South: Properties of Sasi West: Properties of Sasi and KunjiMuhammed</p>
Reserve Price	Rs. 58,32,000 /- (Rupees Fifty Eight Lakhs Thirty Two Thousand 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
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Earnest Money Deposit (EMD)	Rs. 5,83,200/- (Rupees Five Lakhs Eighty Three Thousand and Two Hundred only)
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Item No.2	
Name of Property Owner	Mr. Sujith P S and Mr.Sumeth P S
Description of property	<p>All that part and parcel of Land admeasuring 2.39 Ares (5.90 Cents in actual possession) along with all other construction, improvements, Easementary Rights existing and appurtenant in Ward No IV of Karalam Panchayath thereon situated in Sy No.1329/4 within Karalam Village, Mukundapuram Taluk ,Thrissur District and owned by Mr. Sujith P S and Mr.Sumeth P S (Addressee No.1 & 2), more fully described In Sale Deed No.640/2009 dated 20.04.2009 of Sub Registrar Office Kattoor and bounded as follows follows</p> <p>North : Properties of Pattattu family East : Properties of Pattattu Unnikrishnan South: Properties of Manjanamkattil Unnikrishnan West : Panchayath Road</p>
Reserve Price	Rs. 14,33,000/- (Rupees Fourteen Lakhs Thirty Three Thousand only)
Earnest Money Deposit (EMD)	Rs. 1,43,300/- (Rupees One Lakh Forty Three Thousand and Three Hundred only)

Item No.3	
Name of Property Owner	Mrs.Sathy
Description of property	<p>All that part and parcel of Land admeasuring 11 cents along with Residential Building bearing Door No XXXVIII/46 of Kodungallur Municipality admeasuring 1350 Sq ft in Ward No III of Kodungallur Municipality along with all other construction, improvements, Easementary Rights existing and appurtenant under thereon situated in Sy No.248/3 within Methala Village, Kodungallur Taluk ,Thrissur District and owned by Mrs.Sathy (Addressee No.4), more fully described In Sale Deed No.2646/95 dated 02.06.1995 and Sale Deed No 2280/80 dated 21.10.1980 ,both of Sub Registrar Office Kodungallur and bounded as follows</p> <p>North : Properties of Sudhakaran and Temple</p>

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	East : Road and properties of Soudhamani South: Properties of Vaduthala West: Thodu
Reserve Price	Rs. 30,51,000/- (Rupees Thirty Lakhs Fifty One Thousand only)
Earnest Money Deposit (EMD)	Rs. 3,05,100/- (Rupees Three Lakhs Five Thousand and One Hundred only)

Item No.4	
Name of Property Owner	Mr. Sudhakaran P K
Description of property	All that part and parcel of Land admeasuring 10.711 Cents (10 Cents+0.711 Cents)along with all other construction, improvements, Easementary Rights existing and appurtenant under Ward No III of Kodungallur Municipality thereon situated in Sy No.248/1 within Methala Village, Kodungallur Taluk ,Thrissur District and owned by Mr. Sudhakaran P K (Addressee No.3), more fully described In Sale Deed No.105/89 dated 10.01.1989 & Sale Deed No.986/99 dated 26.03.1999 of Sub Registrar Office Kodungallur and bounded as follows North :Property of Babu East : Road South : Property of Sathi West :Property of Indiramma
Reserve Price	Rs. 17,36,000/- (Rupees Seventeen Lakhs Thirty Six Thousand only)
Earnest Money Deposit (EMD)	Rs. 1,73,600/- (Rupees One Lakh Seventy Three Thousand and Six Hundred only)

(EMD shall be paid before 10.30 am on 28.04.2023 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	28.04.2023	The South Indian Bank Ltd,
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		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/ Kodungallur 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 **28.04.2023**.
- 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 **28.04.2023 at 11.00AM**. Any tender received quoting a price below the Reserve Price will be rejected outright.

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- 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 01/01/1990 to 06/12/2022 and has noted encumbrances as per mentioned below.

Property No. 1

1. DRT, Ernakulam Vide IA 479/2018, OA 72/2018.
2. Arbitrator Ernakulam Vide IA 1/2021, Arb Ref. No. 941/2021.

Property No. 2

1. DRT, Ernakulam Vide OA 71/2018 IA477/2018.

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2. The Arbitral Tribunal, Thrissur in IA 388/2019.

Property No. 3

1. Thrissur Munsiff Court, Vide OS 4721/2017, IA 17446/2017.
2. DRT, Ernakulam Vide IA 481/2018 OA 73/2018.
3. Arbitral Tribunal, Thrissur Vide AOP 27/2020.

Property No. 4.

1. Kodungallur Munsiff Court Vide OS 590/2017 IA 862/2017.
2. Thrissur Munsiff Court Vide OS 4721/2017 IA 17446/2017.
3. DRT, Ernakulam Vide IA 479/2018 OA 72/2018.

However, if any subsequent encumbrances, the bank being secured creditor has first charge by way of priority over the mortgaged 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., Kodungallur Branch [Phone No. (+91)9567648293, (+91) 480 2803533] during working hours.

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

23.03.2023
Irinjalakuda

For THE SOUTH INDIAN BANK LTD.

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

