

The South Indian Bank Ltd, Regional Office Kannur, SIB House, Chalad-Alavil Road, Kannur, Kerala-670014, Phone:0497-2713233/ 2713234 /2713235/2713236, Email:ro1016@sib.co.in

RO-KNR/671/ SH/ SAR/ SALE/ 311 /2023-24

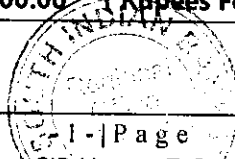
Date: 01-11-2023

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank had issued, in the Account of T S Sanal Kumar(Late) with Branch:Cherkala, Demand Notices dated 29-01-2021 to (1) T S Sanal Kumar(Late) , S/o.P N Sreedharan Nair, Kalloor (H), Kottapara P O, Pullur, Kasaragod-671531,the borrower and (2) Mr.Suresh Kumar P, S/o Goplan Nair, Parvathi Nilayam, Iriyanni P O, Muliya, Kasaragod, Pincode- 671 542,the guarantor (3) Mrs. Jayasree K R W/o.Late T S Sanal Kumar Kalloor House, Kottapara P O Pullur, Kasaragod-671 531,and also residing at Karukayil House, Kattappana P O Vellayamkudi, Idukki :685515 being the guarantor and Legal Heir of Late T S Sanal Kumar,(4) Mrs. Sarojini Amma,(deceased) W/o. P N Sreedharan Nair Kalloor House, Kottapara P O Pullur, Kasaragod-671531 also residing at C/o.Anitha, Padinjaaremuriyil, Panamattom P O, Kottayam: 686522 (5) Ms. Ashwathi S, D/o. Late T S Sanal Kumar (6) Mr. Ashish Kumar S, S/o. Late T S Sanal Kumar all are residing at Kalloor House, Kottapara P O Pullur, Kasaragod-671531,and also residing Karukayil House, Kattappana P O Vellayamkudi, Idukki :685515 are Legal Heirs of T S Sanal Kumar(Late) ,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 symbolic 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 11.11.2021. Thereafter, the Physical possession was taken on 26.08.2022.

AND WHEREAS, the borrower/ co-obligant/ guarantor/Legal heirs of Late T S Sanal Kumar 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 sum of Rs. 55,24,326.24 (Rupees Fifty-Five Lakh Twenty Four Thousand Three Hundred Twenty-six and Twenty-four Paise Only) as on 30.10.2023 with further interest and costs from 14.05.2023 till realization, subject to the following terms and conditions: -

Name of Property Owner	Mr.T S Sanalkumar
Description of property	All that part and parcel of land admeasuring 5.06 Ares (12.50 cents) along with building admeasuring 3200 Sq.ft (approx.) and all other constructions, improvements, easementary rights existing and appurtenant thereon situated in Re.Sy No:415/1 pt of Pullur Village, Hosdurg Taluk, Kasaragod District and owned by Mr.T S Sanalkumar (now deceased and represented by legal heirs, Mrs.Jayasree K R, Mrs.Sarojini Amma(deceased), Ms.Ashwathi S & Mr.Ashish Kumar S) morefully described in Registered Jenmam Sale Deed no.3725/2009 dated 18.09.2009 of Sub Registrar Office – Hosdurg and bounded on North : Lands of Chandravathi, South : Property of Mundath Narayanan Nair, East : Property of Nambesan/Ambalathara Village, West : Panchayath Road,
Reserve Price	Rs:46,50,000.00 (Rupees Forty Six Lakhs Fifty Thousand Only)
Earnest Money Deposit (EMD)	Rs:4,65,000.00 (Rupees Four Lakhs Sixty Five Thousand Only)



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Date and Place of Sale	22-11-2023 at 12.00 Noon at The South Indian Bank Ltd ., Branch Cherkala at Door No.A6/464, Ajmal Shopping Arcade, , N.H.17, Cherkala, Chengala Kasaragod, Kerala -671541
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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/ Branch: Cherkala at Door No.A6/464, Ajmal Shopping Arcade, , N.H.17, Cherkala, Chengala Kasaragod, Kerala -671541 , and Regional Office Kannur, SIB House, Chalad-Alavil Road, Kannur, Kerala-670014 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 Kannur or through RTGS to Account No:0657073000000132 held by " The Authorised Officer" in The South Indian Bank Ltd,Branch-South Bazar, Kannur (IFSC Code: SIBL0000657)
- 5) Interested Tenderers shall submit Demand Draft/ RTGS Receipt as the case may be for the EMD at The South Indian Bank Ltd. Branch Cherkala along with the Tender in a sealed cover before 11:30 AM 22-11-2023
- 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 22-11-2023 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 % of the bid amount (less EMD) immediately on receipt of bid acceptance letter in his favour or not later than the next working day of the date of Tender Cum Auction Sale 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 Authorised Officer.
- 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.

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- 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/ search report regarding the property from 17.09.2009 to 16.03.2023 and it contains Nil encumbrance
- 17) For any further information and for inspection of property, the intended Tenderers may contact the Authorised Officer or The South Indian Bank Ltd., Branch **Cherkala** during working hours or may contact 7293107455 at the South Indian Bank Ltd Kannur Regional Office.



Date: 01-11-2023
Place: Kannur

Authorized Officer

The South Indian Bank Ltd
Regional Office, Kannur

**AUTHORISED OFFICER
(CHIEF MANAGER)**