



Regional Office Kozhikode

TENDERCUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank (hereinafter referred as AO) had issued Demand Notice dated 03/08/2019 to (1) guarantor and legal heir of late Sachidanandan M, Proprietor Deodar, Mrs. Sushama E, W/o. Sachidanandan M and legal heirs of late Sachidanandan M, (2) Mr. Suhas S Anand, S/o. Sachidanandan M and (3) Ms. Susmi S Anand, D/o. Sachidanandan M all residing at Anandasadanam, Thrikkannapuram P O, Thavanoor, Malappuram, Kerala, India – 679 573 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 physical 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 18/12/2019.

AND WHEREAS, the guarantor/legal heirs have failed to pay the amount in full, Notice is hereby given that the movable/ 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. 12,34,513.30 (Rupees Twelve Lacs Thirty Four Thousand Five Hundred and Thirteen and Paise Thirty only) as on 12/10/2020 with further interest and costs, subject to the following terms and conditions: -

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| Name of Property Owner | Late Sachidanandan M |
| Description of property | <p><u>Item No. 1</u></p> <p>All that part and parcel of land admeasuring 13.44 Ares (equivalent to 33.20 Cents) along with all other usufructs and improvements thereon, comprised in Re Sy. No. 477/6, 3, situated in Tavanur Village, Ponnani Taluk, Malappuram District, owned by late Sachidanandan M, more particularly described in Will Deed No. 62/1999 dated 25/06/1999 of SRO, Edappal with following boundaries:-</p> <p>East : Property of Sudeep South : 8 feet way North : Property of Athmavathy West : Oharisthalam</p> <p>(As per Location Certificate issued by Village Office, Tavanur)</p> <p><u>Item No. 2</u></p> <p>All that part and parcel of land admeasuring 0.91 Ares (equivalent to 2.25 Cents) along with all other usufructs and improvements thereon, comprised in Re Sy. No. 477/5, situated in Tavanur Village, Ponnani Taluk, Malappuram District, owned by late Sachidanandan M, more particularly described in Jenmam Assignment Deed No. 1172/1993 dated 17/04/1993</p> |

The South Indian Bank Ltd., Regd. Office: SIB House,
T.B Road, Mission Quarters, Thrissur-680001, Kerala
Tel: +91-487-2420020,
Toll Free (India): 1800-843-1800, 1800-425-1809(BSNL)
E-mail: sibcorporate@sib.co.in
CIN: L65191KL1929PLC001017
Website: www.southindianbank.com

The South Indian Bank Ltd., RO Kozhikode,
First Floor, Happy Towers, Vaikkom Mohammed
Basheer Road, Mananchira(PO),
Kozhikode Pin-673001
Phone: 0495 2726726/2726727
Email: ro1004@sib.co.in

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| | (registered on 20/04/1993) of SRO, Edappal with following boundaries:- East : Oharisthalam South : Property of Ashok Kumar North : Property of legal heirs of late Kanni West : Panchayath Road (As per Location Map issued by Village Office, Tavanur) |
| Reserve Price | Item No. 1 and Item No. 2 - Rs. 35,87,000/- (Rupees Thirty Five Lacs and Eighty Seven Thousand only) |
| Earnest Money Deposit (EMD) | Rs. 3,58,700/- (Rupees Three Lacs Fifty Eight Thousand and Seven Hundred only) |
| Date and Place of Sale | 15/12/2020, 12.30 PM, The South Indian Bank Ltd., Branch Edappal, Door No. 684/C-2, Crescent Plaza, Kozhikode Road, Edappal, Malappuram – 679 576. |


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/ Edappal Branch at Door No. 684/C-2, Crescent Plaza, Kozhikode Road, Edappal, Malappuram – 679 576/ Kozhikode Regional Office at First Floor, Happy Towers, Vaikom Mohammed Basheer Road, Mananchira(PO), Kozhikode Pin-673 001 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 RTGS /DDdrawn in favour of "The Authorised Officer, The South Indian Bank Ltd." payable at Kozhikode.
- 5) Interested Tenderers shall submit Demand Draft / RTGS Receipt as the case may be for the EMD at The South Indian Bank Ltd., Edappal branch along with the Tender in a sealed cover before 12.00 PM on 15/12/2020.
- 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.

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| The South Indian Bank Ltd., Regd. Office: SIB House, T.B Road, Mission Quarters, Thrissur-680001, Kerala Tel: +91-487-2420020, Toll Free (India): 1800-843-1800, 1800-425-1809(BSNL) E-mail: sibcorporate@sib.co.in CIN: L65191KL1929PLC001017 Website: www.southindianbank.com | The South Indian Bank Ltd., RO Kozhikode, First Floor, Happy Towers, Vaikom Mohammed Basheer Road, Mananchira(PO), Kozhikode Pin-673001 Phone: 0495 2726726/2726727 Email: ro1004@sib.co.in |
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- 8) The Sealed Tenders will be opened by the Authorised Officer on 15/12/2020 at 12.30 PM. 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 after 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 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/ search report regarding the property from 29/07/2017 to 29/07/2020 and it contains no 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., **Edappal** Branch during working hours.

For The South Indian Bank Ltd.


AUTHORISED OFFICER
(CHIEF MANAGER)

Date : 13/10/2020

Place : Kozhikode

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