

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank had issued

(i) Demand Notice dated 02.08.2021, in the Account - **M/s T J Traders** with Branch: Areekode, to

- (1) **Mr. Jerin James** S/o James P M (Proprietor-M/s T J Traders), at Door No KP XVII/314,315,316,317, Karassery, Mukkom, Kozhikode-673602 , the Borrower,
- (2) **Mr. James P M.**, S/o Pappachan
- (3) **Mrs. Mary James.**, W/o James P M and
- (4) **Mrs. Preeti Jerin.** W/o Jerin James,

Parties to (2) to (4) the Guarantors

[all the parties (1) to (4) reside at Pullanthanikkal House, Thottumukkom PO, Areekode, Malappuram]

(ii) Demand Notice dated 02.08.2021 in the Account- **M/s Ernad Rubbers** with Branch: Areekode, to **Mr. James P M** S/o Pappachan (Proprietor- M/s Ernad Rubbers), at Door No 4/166, M N Areekode Grama Panchayath, Malappuram-673639 - the Borrower & **Mr Jerin James** S/o James P M- the 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 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 **29.10.2021**

AND WHEREAS, the borrower/ co-obligant/ guarantor have failed to pay the amounts, 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.16,32,35,807.80 as on 31.01.2023 as the per the claim in OA 463/2022 filed before DRT-1, Ernakulam[ie (Rs.13,13,33,363.66 as regards the liabilities in the A/c: M/s T J Traders) & (Rs.3,19,02,444.14 as regards the liabilities in the A/c: M/s Ernad Rubbers)] with further interest, penal interest and costs, subject to the following terms and conditions: -

Name of Property Owner	Mr. Jerin James
Description of property	All that part and parcel of land admeasuring 0.9753 hectares(241 cents) along all usufructs, improvements and easementary rights thereon, situated in Unsurveyed land in Kodenchery Village, Kozhikode Taluk, Kozhikode District, owned by Mr. Jerin James

The South Indian Bank Ltd., Regd. Office: Thrissur, Kerala. CIN: L65191KL1929PLC001017
Head Office: SIB House, T B Road, PB No. 28, Mission Quarters, Thrissur 680001, Kerala.
Tel. 0487-2420020 Fax. 0487- 2442021 Toll free (India) 1800-843—1800, 1800-425-1809

Website : www.southindianbank.com



	more particularly described in Kanam Assignment deed 365/2011 dt 23.02.2011 of SRO Kodencherry and Certificate of purchase No 391/2014 dated 17.01.2014(issued by Land tribunal Kozhikode) with following boundaries:- North : Road, East : Properties of Thomas Valiamangalath & Varkey Valiamangalath,, South : Property of Varkey Valiamangalath and West : Nadavazhy , Properties of Peruvanadiyil and Kuzhikandathil
Reserve Price	Rs.2,16,90,000 (Rupees Two Crores Sixteen Lacs Ninety Thousand Only)
Earnest Money Deposit (EMD)	Rs.21,69,000 (Rupees Twenty One Lacs Sixty Nine Thousand Only)
Date and Place of Sale	23.02.2023 at 11.30 AM at The South Indian Bank Ltd, Areekode at D No.409C, Ward No.5, Vilakathil Arcade Mukkam Road,Thazhathangadi, Areekode P.O, Malappuram, Kerala-673 639

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:Areekode** at Do. No.409 C, Ward No.5, Vilakathil Arcade, Mukkam Road, Thazhathangadi, Areekode P.O , Malappuram, Kerala-673639, **Phone No.0483-2853322** and **Regional Office-Kozhikode** at 1st Floor, Happy Towers, Ward No. 7, Mananchira, Vaikom Mohammed Basheer Road, Kozhikode, Kerala - 673 001,**Phone No.0495-2726726/2726727** 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 Kozhikode or

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Regional Office 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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through RTGS to Account No: 0412073000000541 held by "The Authorised Officer" in
The South Indian Bank Ltd, Branch-Kozhikode S M Street (IFSC Code: SIBL0000412)

- 5) Interested Tenderers shall submit Demand Draft/ RTGS Receipt as the case may be for the EMD at The South Indian Bank Ltd., Areekode Branch along with the Tender in a sealed cover before 11.00 AM on 23.02.2023.
- 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 23.02.2023 at 11.00 AM. 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 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.
- 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.

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- 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 01.01.1991 to 23.01.2023 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., Branch **Areekode** during working hours or may contact the authorised officer of The South Indian Bank Ltd, Kozhikode Regional Office [Phone No.0495-2726726/2726727] or The South Indian Bank Ltd., Areekode Branch [Phone No.0483-2853322] during working hours.

Date: 01.02.2023

Place: Kozhikode

For The South Indian Bank Ltd.

Authorised Officer

**AUTHORISED OFFICER
(CHIEF MANAGER)**

CC to:

1.	Mr. James P M S/o Pappachan (Proprietor- Ernad Rubbers), at Door Noi 4/166, M N Areekode Grama Panchayath, Malappuram-673639 Mr. James P M S/o Pappachan also at Pullamthanikkal House, Thottummukkam, Areekode, Malappuram-673 639.
2	Mr Jerin James S/o James P M (Proprietor-M/s T J Traders), at Dor No KP XVII/314,315,316,317, Karassery, Mukkom, Kozhikode-673602 Mr Jerin James Also at Pullamthanikkal House, Thottummukkam, Areekode, Malappuram-673 639.

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3.	Mrs Mary James W/o James P M at Pullamthanikkal House, Thottummukkam, Areekode, Malappuram-673 639.
4.	Mrs Preeti Jerin W/o Jerin James at Pullamthanikkal House, Thottummukkam, Areekode, Malappuram-673 639.
5	Branch: Areekode



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