

The South Indian Bank Ltd, Regional Office-Kozhikode, 1st Floor, Happy Towers, Ward No. 7, Mananchira,
Vaikom Mohammed Basheer Road, Kozhikode, Kerala - 673 001, Phone:0495-2726726/ 2726727,
Email:ro1004@sib.co.in

Ref: RO-KKD/SAR/SALE/01/2022-23

Date: 24.02.2023

TENDER CUM AUCTION SALE NOTICE

WHEREAS, the Authorised Officer of the Bank had issued Demand Notice dated 28-06-2021 to the Borrower (1) Mr. Mani K M, S/o Mani, Proprietor of M/s. Blessing Traders, Kallurutty, Kallurutty P.O, Kozhikode - 673603 and the Guarantor (2) Mrs. Celine Mani, W/o Mani K M, both are residing at Kuzhimattathil House, Thiruvambady P.O, Thambalamanna, Kozhikode - 673603 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 property, 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 26-10-2021.

AND WHEREAS, the Borrower/Guarantor have failed to pay the amount, Notice is hereby given that the immovable property 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 (with respect to the lie, nature and physical status of the secured asset/s), on the date and at the place mentioned herein below for realization of a sum of Rs. 96,97,579.3 (Rupees Ninety Six Lakhs Ninety Seven Thousand Five Hundred Seventy Nine and Paise Thirty Only) as on 23.02.2023, with further interest, penal interest and costs, in the account/s of M/s. Blessing Traders with Thiruvambady Branch of the Bank, subject to the following terms and conditions: -

Name of Property Owner	Mr. Mani K M
Description of property	All that part and parcel of land admeasuring 44.90 Cents (14.94 Ares + 3.24 Ares) and all other usufructs and improvements thereon in unsurveyed land situated in Koodaranhi Village, Thamarassery Taluk, Kozhikode District, owned by Mr. Mani K M, more particularly described in Jenmam Assignment Deed No. 1659/1996 dated 30.04.1996 & Jenmam Assignment Deed No. 1660/1996 dated 30.04.1996 of SRO Mukkom, with following boundaries: - North: Property of Moncy East : Property of Moncy South : Pathway & Property of Thomas West : PWD Road

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Reserve Price	Rs. 60,64,000.00 (Rupees Sixty Lakh Sixty Four Thousand Only)
Earnest Money Deposit (EMD)	Rs. 6,06,400.00 (Rupees Six Lakh Six Thousand Four Hundered Only)
Date and Place of Sale	29.03.2023 at 11.30 AM at The South Indian Bank Ltd , Thiruvambady at Convent Building, Ward No.14,Opp:Bus Stand, Thiruvambady, Kozhikode, Kerala-673 603

TERMS AND CONDITIONS

- 1) The property will be sold on “as is where is” basis and “as is what is” condition (with respect to the lie, nature and physical status of the secured asset/s) 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 – Thiruvambady at Opp: Bus Stand Thiruvambady Kozhikode, Kerala - 673603 and Regional Office - Kozhikode at 1st Floor, Happy Towers, Ward No. 7, Mananchira, Vaikom Mohammed Basheer Road, Kozhikode, Kerala - 673001 and also visit the scheduled property and satisfy as to its area, boundaries, 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 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)

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- 5) Interested Tenderers shall submit Demand Draft/ RTGS Receipt as the case may be for the EMD at The South Indian Bank Ltd., Thiruvambady Branch along with the Tender in a sealed cover before 11.00 AM on 29.03.2023.
- 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 29.03.2023 at 11.30 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 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.
- 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.

The South Indian Bank Ltd, REGD OFFICE, 'SIB HOUSE', TB Road, Mission Quarters, Thrissur-680 001

Tel No: (0487) 2420020 E-mail: sibcorporate@sib.co.in Website: www.southindianbank.com

Corporate Identity Number: L65191KL1929PLC001017

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- 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 01.01.1982 to 14.12.2022 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 Thiruvambady during working hours or the authorised officer of The South Indian Bank Ltd, Kozhikode Regional Office [**Phone No.0495-2726726/2726727**] or The South Indian Bank Ltd., Thiruvambady Branch [**Phone No.0495-2254321**]

For The South Indian Bank Ltd.



Authorised Officer
Chief Manager (Kozhikode Region)

Date: 24.02.2023

Place: Kozhikode

**AUTHORISED OFFICER
(CHIEF MANAGER)**

The South Indian Bank Ltd, Regional Office-Kozhikode, 1st Floor, Happy Towers, Ward No. 7, Mananchira,
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APPENDIX- IV-A

[See proviso to rule 8 (6)]

Tender cum auction sale notice for sale of immovable properties

Tender Cum Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the South Indian Bank Ltd, Branch Thiruvambady (Secured Creditor), the physical Possession of which has been taken on 26-10-2021 by the Authorised Officer of The South Indian Bank Limited, Regional Office Kozhikode (Secured Creditor), will be sold on "As is where is", "As is what is", and " Whatever there is" (with respect to the lie, nature and physical status of the secured asset/s) on 29.03.2023 at 11.30 AM at **The South Indian Bank Ltd**, Thiruvambady at Convent Building, Ward No.14,Opp:Bus Stand, Thiruvambady, Kozhikode, Kerala-673 603, for recovery of an amount of Rs. 96,97,579.3 (Rupees Ninety Six Lakhs Ninety Seven Thousand Five Hundred Seventy Nine and Paise Thirty Only) as on 23.02.2023 due to The South Indian Bank Limited, Branch Thiruvambady (Secured Creditor) from the Borrower M/s. Blessing Traders and Guarantor Mrs. Celine Mani. The reserve price will be Rs. 60,64,000.00 (Rupees Sixty Lakh Sixty Four Thousand Only) and the earnest money deposit will be Rs. 6,06,400.00 (Rupees Six Lakh Six Thousand Four Hundred Only).

Name of Property Owner	Mr. Mani K M
Description of property	All that part and parcel of land admeasuring 44.90 Cents (14.94 Ares + 3.24 Ares) and all other usufructs and improvements thereon in unsurveyed land situated in Koodaranhi Village, Thamarassery Taluk, Kozhikode District, owned by Mr. Mani K M, more particularly described in Jenmam Assignment Deed No. 1659/1996 dated 30.04.1996 & Jenmam Assignment Deed No. 1660/1996 dated 30.04.1996 of SRO Mukkom, with following boundaries: - North: Property of Moncy East: Property of Moncy

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	South: Pathway & Property of Thomas West : PWD Road
Encumbrances known to the Bank	Nil

For detailed terms and conditions of the sale, please refer to the link provided in South Indian Bank Ltd, (Secured Creditor) website i.e. www.southindianbank.com

Date: 24.02.2023