

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank had issued Demand Notice dated 01/08/2016 to (1) M/s Kattappana Motors India Pvt Ltd, KP12/658B&C, Kottayam Road, Kattappana-685508 the borrower of CCOL limit and (2) Mr. Soni Kurian S/o Kurian, Padavil House, Mulakaramedu P O Kattappana Idukki-685515 (3) Mr. Benoy Augustine S/o Attipettil Joseph Augustine, Attipettil House, Nedumkandam P O, Idukki-685553 (4) Mr. Sajan Andrews, S/o Anthrayose Chacko, Nazoorimattom House, South Pampadi (P O), Kottayam-686521, (5) Mrs. Daliya Soni, W/o Soni Kurian Padavil House, Mulakaramedu P O Kattappana Idukki-685515 Guarantors, Addressee No.2 is the borrower in the Housing Loan Account of Soni Kurian and Addressee No.5 is the guarantor for the Housing Loan Limit, 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.

AND WHEREAS, the borrower/ co-obligant/ guarantor 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.1,33,01,047/- (Rupees One Crore Thirty Three Lakhs One Thousand and Forty Seven Only) [(Rs.98,47,451/- in the CCOL A/c of M/s Kattappana Motors India Pvt Ltd, Rs.34,53,596/- in the Housing Loan Account of Mr.Soni Kurian) as on 26/07/2017 with further interest and costs, subject to the following terms and conditions: -

ITEM NO.1	
Name of Property Owner	Mr. Soni Kurian
Description of property	<p>All that part and parcel of the land having an extent of 657 Cents (equivalent to 265.99 ares)(as per title deeds 673.45 Cents) with all rights acquired and improvements thereon owned by Mr. Soni Kurian and comprising of the following extents:</p> <p>i) Land admeasuring 323.57 Cents(as per title deed 340 cents) in Re Survey No. 341/1-6(Old Survey No.1/1) in Kattappana Village Idukki Taluk Idukki District and more fully described in Sale Deed No.1264/06 dated 26.04.2006 of Kattappana SRO.</p> <p>ii) Land admeasuring 333.45 Cents in Re Survey No. 341/1-11(Old Survey No. 1/1) in Kattappana Village Idukki Taluk Idukki District and more fully described in Sale Deed No.3099/06dated 18.10.2006 of Kattappana SRO</p>

The South Indian Bank Ltd., Regd. Office: SIB House, T.B Road, Mission Quarters, Thrissur-680001, Kerala Tel: +91-487-2420020 Fax: +91-487-2442021 E-mail: sibcorporate@sib.co.in CIN: L65191KL1929PLC001017 Website: www.southindianbank.com	The South Indian Bank Ltd., Regional Office, First Floor, Kavikunnel Chambers, T.B.Junction Muvattupuzha -686661 Phone: 0485- 2833061, 2833062 Fax: 0485- 2833063 Email: ro1019@sib.co.in
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	Bounded on the North by Road, East by Property of Mulangassery and Mannoor families , West By Properties of Thomas Mathew and Joy Kurian and on the South by Property of Kaippanplackal family.
Reserve Price	Rs.1,20,00,000/-
Earnest Money Deposit (EMD)	Rs.12,00,000/- by way of DD favouring "Authorised Officer", The South Indian Bank Ltd" Payable at "Muvattupuzha" along with tender letter in a sealed cover to the Authorised Officer before 11.30 AM on 08/09/2017.
Date and Place of Sale	08/09/2017 at 12 noon The South Indian Bank, Kattappana Branch , Do No: KP 1/640 A, Ward no. 1, KGEES Building, Erattiyar Road
ITEM NO.2	
Name of Property Owner	Mr. Soni Kurian
Description of property	All that part and parcel of the land having an extent of 23 Cents (equivalent to 9.31 ares) along with residential building having an extent of 2028 sq ft with Door NO.8/426A of Kattappana Panchayath with all rights and improvements thereon in Re Survey No. 341/1-4(Old Survey No.1/1) in Kattappana Village, Idukki Taluk, Idukki District owned by Mr. Soni Kurian and more fully described in the Settlement Deed No. 1951/13 dated 29.04.2013 executed before SRO Kattappana bounded on the North by Panchayath Road , on the East by Property of Padavil Family , on the West by Property of Jimmy Padavil and on the South by Property of Padavil Family.(General Security in the A/cs: Kattappana Motors India Pvt Ltd& Soni Kurian).
Reserve Price	Rs.38,13,000/-
Earnest Money Deposit (EMD)	Rs.3,81,300/- by way of DD favouring "Authorised Officer", The South Indian Bank Ltd" Payable at "Muvattupuzha" along with tender letter in a sealed cover to the Authorised Officer before 11.45 AM on 08/09/2017.
Date and Place of Sale	08/09/2017 at 1 PM The South Indian Bank, Kattappana Branch, Do No: KP 1/640 A, Ward no. 1, KGEES Building, Erattiyar Road

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

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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/ Kattappana Branch and Muvattupuzha Regional Office 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/ RTGS drawn in favour of "The Authorised Officer, The South Indian Bank Ltd." payable at Muvattupuzha
- 5) Interested Tenderers shall submit Demand Draft/RTGS receipt as the case may be for the EMD at The South Indian Bank Ltd. , Kattappana along with the Tender in a sealed cover before 11.30 AM with respect to Item No.1 Property and for Item No.2 Property before 11.45 AM on 08/09/2017
- 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 12 noon with respect to Item No.1 Property on 08/09/2017. Any tender received quoting a price below the Reserve Price will be rejected outright.
- 9) The Sealed Tenders will be opened by the Authorised Officer on 1 P M with respect to Item No.2 Property on 08/09/2017 . Any tender received quoting a price below the Reserve Price will be rejected outright
- 10) 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.
- 11) The Successful Tenderer should pay 25 % of the bid amount (less EMD) on receipt of bid acceptance letter or not later than the next working day after the date of 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.
- 12) 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.
- 13) 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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- 14) 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.
- 15) 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.
- 16) The Successful Tenderer shall, at his cost, get the Electricity/ Water/ Sewerage connection etc. and any other common services transferred in his name.
- 17) The Authorised Officer has obtained EC/ search report regarding the Item No.1 property from 01/01/1973 to 19/07/2017 and regarding Item No.2 Property from 01/01/1982 to 19/07/2017 and it contains no encumbrance
- 18) For any further information and for inspection of property, the intended Tenderers may contact the Authorised Officer, Muvattupuzha or The South Indian Bank Ltd., **Kattappana** Branch during working hours.
- 19) **This may be treated as notice to the borrower/ co-obligant/ guarantor informing them that the property will be sold if the entire amount due to the Bank being Rs.1,33,01,047/- (Rupees One Crore Thirty Three Lakhs One Thousand and Forty Seven Only) [(Rs.98,47,451/- in the CCOL A/c of M/s Kattappana Motors India Pvt Ltd, Rs.34, 53,596/- in the Housing Loan Account of Mr.Soni Kurian) as on 26/07/2017 with interest from 27/07/2017 and other costs and charges is not remitted on or before the date fixed for sale.**

Date :27/07/2017
Place : **Muvattupuzha**

**AUTHORISED OFFICER
(CHIEF MANAGER)**

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