

**TENDER CUM AUCTION SALE NOTICE**

WHEREAS the Authorised Officer of the Bank (hereinafter referred as AO) had issued Demand Notice dated 08/08/2016 to the borrower M/s P.G.Subramanian & Co, Puthusserikunnel House, East Marady P O, Muvattupuzha Pin 686673, represented by its Managing Partner, Mr.P.G.Subramanian, the Guarantors 1) Mr.P.G.Subramanian, S/o Gangadharan, Managing Partner, M/s P G Subramanian & Co, Puthusserikunnel House, East Marady PO, Muvattupuzha, Pin 686673 2) Mrs.Indira, Wo.P.G.Subramanian, Partner M/s P.G.Subramanian & Co, Puthusserikunnel House, East Marady PO, Muvattupuzha, Pin 686673 3) Mr. Bibin P S, S/o P.G. Subramanian, Partner, M/s P G Subramanian & Co, Puthusserikunnel House, East Marady P O, Muvattupuzha, Pin: 686673, 4) Mr. Subin P S, S/o P.G. Subramanian, Partner, M/s P G Subramanian & Co, Puthusserikunnel House, East Marady P O, Muvattupuzha, Pin: 686673 , 5) Mr.Haridas T V, S/o Velayudhan, Partner, M/s P G Subramanian & Co, Thumbail House, Okkal P O, Kalady , Pin:683574, 6) Mr.T.H. Dilip Kumar, S/o Haridas T V, Partner, M/s P G Subramanian & Co, Thumbail House, Okkal P O, Kalady, Pin:683574, 7) Mrs.P.V. Omana,W/o Haridas T V , Partner, M/s P G Subramanian & Co, Thumbail House, Okkal P O,Kalady,Pin:683574 towards the dues under the OD Contractor limit of Rs 145.00 lakhs availed by M/s P G Subramanian & Co, and also issued demand notice dated 18/04/2017 to the borrowers 1) Mr.P.G.Subramanian, S/o Gangadharan, , Puthusserikunnel House, East Marady PO, Muvattupuzha, Pin 686673 2) Mrs.Indira P.V , Wo.P.G.Subramanian, Puthusserikunnel House, East Marady PO, Muvattupuzha , Pin 686673 and Guarantors 1) Mr. Bibin P S, S/o P.G. Subramanian, Puthusserikunnel House, East Marady P O, Muvattupuzha, Pin: 686673, 2) Mr. Subin P S, S/o P.G. Subramanian, Puthusserikunnel House, East Marady P O, Muvattupuzha, Pin: 686673 , 3) Mr.Haridas T V, S/o Velayudhan Thumbail House, Okkal P O, Kalady , Pin:683574, towards the dues under the KCC(OD) limit of Rs 37.00 lakhs availed by Mr.P.G.Subramanian and Mrs Indira P V 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 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 16/12/2016.

In terms of final order dated 22/10/2018 in S.A 318/2018 by DRT, Ernakulam Mr P G Subramanian, the owner of the schedule property, has been directed to hand over vacant possession of the scheduled property, on the day on which the schedule property is put to auction without any demur and shall also permit inspection of the property by prospective purchaser/s brought by the Bank at reasonable hours of the day

AND WHEREAS, the borrower/guarantor have failed to pay the amount in full, Notice is hereby given that the immovable property more fully described in the Schedule hereunder

The South Indian Bank Ltd., Regd. Office: SIB House,  
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Website: www.southindianbank.com

The South Indian Bank Ltd.,  
Regional Office, First Floor, Kavikunnel Chambers, T.B.Junction  
Muvattupuzha -686661  
Phone: 0485- 2833061, 2833062  
Email: ro1019@sib.co.in

**REGIONAL OFFICE, MUVATTUPUZHA**

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.1,89,88,454.50 (Rupees One Crore Eighty Nine lacs Eighty Eight Thousand, Four Hundred and Fifty Four , Paise Fifty Only) as on 30/09/2019 with further interest and costs, subject to the following terms and conditions: -

Name of Property Owner	P.G.Subramanian
Description of property	All that part and parcel of the land having an extent of 16.80 ares (equivalent to 41.50 cents) with double storied residential building having an extent of 4415 sq.ft. with Building number: IX/78 and an outhouse having an extent of 500 sq.ft. in Marady Panchayath together with all rights acquired and improvements therein comprising of following extents i) land admeasuring 31.50 Cents in Survey No. 627/24 in Marady Village, Muvattupuzha Taluk, Ernakulam District owned by Mr.P. G. Subramanian ,more fully described in the Settlement Deed No. 823/2010 dated 23/02/2010 of SRO Muvattupuzha ii) land measuring 10 cents in Survey No. 627/24 in Marady Village, Muvattupuzha Taluk, Ernakulam District owned by Mr.P. G. Subramanian ,more fully described in the Sale Deed No. 795/1986 dated 03.03.1986 of SRO Muvattupuzha bounded on the North by Property of Sunil Kumar Puthusserikunnel, East by property of Kunjappan Kurumuttathu, South by Property of Parambel Church, West by SH1.
Reserve Price	Rs.1,69,00,000/- (Rupees One Crore Sixty Nine lacs)
Earnest Money Deposit (EMD)	Rs.16,90,000/- (Rupees Sixteen lacs Ninety Thousand)
Date and Place of Sale	13/11/2019, Muvattupuzha Regional Office AT 3.00 p.m.

**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.

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- 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/ Muvattupuzha Main Branch at Door No. 125 B, Pulinattu Properties, Market PO, Velloorkunnam 686673, Ph : 0485 2810041 and Regional Office Muvattupuzha 1<sup>st</sup> Floor, Kavikunnel Chambers, T.B.Junction 686661, Ph: 0485 2833061 at 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 /DD ( RTGS Account No. 0342073000000023) 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 Regional Office ,Muvattupuzha, along with the Tender in a sealed cover before 12.00 Noon on 13/11/2019.
- 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 13/11/2019 at 1.00.p.m . 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.

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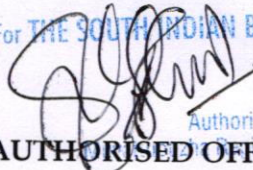
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- 11) The sale is subject to confirmation by the Authorised Officer, who shall have right to cancel the sale also notwithstanding that the successful Tenderer has remitted the 25% of Sale amount. Further, the sale is also subject to confirmation by 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 26/08/70 to 08/02/2019 ( 12.75 ares) and from 01/01/2010 to 08/02/2019 (4.50 ares) 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., Muvattupuzha Main Branch Ph : 0485 2810041 during working hours.

Date : 30/09/2019

Place : Muvattupuzha

For THE SOUTH INDIAN BANK LTD.

  
Authorised Officer  
**AUTHORISED OFFICER**  
(CHIEF MANAGER)

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