



THE SOUTH INDIAN BANK LTD.
REGIONAL OFFICE: Muvattupuzha

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank (Hereinafter referred to as "AO" had issued Demand Notice dated 26/04/2019 to the borrower (1) Mr. Sajimon George, S/o George, Proprietor M/s Palappuram Rubbers, Palapurathu House, Kozhippily P O, Kothamangalam, Pin 686691, Also at Palapurathu House, Kozhipally P O, Kothamangalam, Ernakulam ,686691 and the Guarantor Mrs.Daisy Saji, W/o Mr.Sajimon George, Palapurathu House, Kozhipally P O, Kothamangalam, Ernakulam, 686691,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 20.05.2019.

AND WHEREAS, the borrower/ 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. 1,88,49,986.09 (Rupees One Crore Eighty Eight Lakh Forty Nine Thousand Nine Hundred and Eighty Six and Paise Nine Only) as on 10.10.2020 along with further interest and costs, subject to the following terms and conditions: -

Name of Property Owner	Mr. Sajimon George
Description of property	All that part and parcel of the land having an extent of 17 Cents (equivalent to 6.88 ares) along with double storied residential cum shop building therein having an area of 320 sq meters(equivalent to 3443.20 sq ft) bearing House No.191,192,193,194 in Ward III of Varapetty Panchayath together with all rights and improvements thereon in Survey No.37/2 in Varapetty Village , Kothamangalam Taluk, Ernakulam District owned by Mr. Sajimon George and more fully described in the Sale Deed No.439/2004 dated 28/02/2004 executed before SRO Pothanicad bounded on the North by Property of Thekkilakkatu T P Markose, on the East by Property of Edackattukudy Mary Mani , on the West by Kothamangalam- Vazhakulam Road and on the South by property of Edackattukudy Mary Mani .
Reserve Price	Rs. 75,00,000/- (Rupees Seventy Five Lakhs Only)

The South Indian Bank Ltd., Regd. Office: SIB House,
T.B Road, Mission Quarters, Thrissur-680001, Kerala
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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, 2833063
Email: ro1019@sib.co.in

Earnest Money Deposit (EMD)	Rs. 7,50,000/- (Rupees Seven Lakhs Fifty Thousand Only)
Date and Place of Sale	18-11-2020 , 12.00 PM, Muvattupuzha Regional Office

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/ Muvattupuzha Main 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 (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 for the EMD at The South Indian Bank Ltd. Muvattupuzha Regional Office along with the Tender in a sealed cover before 5 PM on 17.11.2020.
- 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.
- 8) The Sealed Tenders will be opened by the Authorised Officer on 18.11.2020 at 12 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 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

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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.
- 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 01/01/1989 to 30/09/2020 and it contains encumbrance as stated below.

An entry dated 28/03/2019, as No. F 35/2019, by Hon'ble District Court Ernakulam for an amount of Rs.31,18,750/-. (However, the said encumbrance has been created after mortgaging the property in favour of the bank. There is no encumbrance over the property to the knowledge of the bank other than those mentioned herein.)

- 17) For any further information and for inspection of property, the intended Tenderers may contact the Authorised Officer or The South Indian Bank Ltd., **Kothamangalm** Branch during working hours.
- 18) **This may be treated as notice to the borrower/ guarantor informing them that the property will be sold if the entire amount due to the Bank being Rs. 1,89,58,028.09 (Rupees One Crore Eighty Nine Lakh Fifty Eight Thousand Twenty Eight and Paise Twenty Nine Only) as on 10.10.2020 with interest from 11.10.2020 and other costs and charges is not remitted on or before the date fixed for sale.**

Date : 10.10.2020
Place : **Muvattupuzha**

 **AUTHORISED OFFICER
(CHIEF MANAGER)**

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