

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank had issued demand notice dated 20.06.2022 to the borrowers, (1) Mr. Mujib K I (2) Mrs. Yasmin B, both residing at Kadavukarayil House, Narakampuzha, Koottickal P.O, Kottayam, Kerala-686514, 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 on 03.09.2022.

AND WHEREAS, the borrowers have failed to pay the amount in full, 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 for a sum of Rs. 99,23,924.20 (Rupees Ninety Nine Lakhs Twenty Three Thousand Nine Hundred Twenty Four and Paise Twenty Only) in KCC Overdraft account, Rs. 77,68,459.43 (Rupees Seventy Seven Lakhs Sixty Eight Thousand Four Hundred Fifty Nine and Paise Forty Three Only) in Loan against property account, Rs. 32,23,520.80 (Rupees Thirty Two Lakhs Twenty Three Thousand Five Hundred Twenty and Paise Eighty Only) in Housing Loan account and Rs. 12,72,431.32 (Rupees Twelve Lakhs Seventy Two Thousand Four Hundred Thirty One and Paise Thirty Two Only) in Flood restructuring term loan for KCC OD account as on 06.08.2023 with further interest and costs there on, subject to the following terms and conditions;

DETAILS OF IMMOVABLE PROPERTIES

Property Secured to the Loan Against Property and Housing Loan limits

Item No. I	
Name of Property Owner	Mr. Mujib K I & Mrs. Yasmin B
PROPERTY DESCRIPTION	
All that part and parcel of land admeasuring 71.80 Ares (65.53 Ares + 6.27 Ares) along with building thereon in Koottickal Panchayat admeasuring 4500 Sq. ft. (approx) along with all other constructions, improvements, easementary rights existing and appurtenant thereon situated in Sy No. 2808, Re Sy No. 343/1, 343/1-1-1 within Koottickal Village, Kanjirappally Taluk, Kottayam District and owned by Mr. Mujib K I & Mrs. Yasmin B morefully described in Sale Deed No. 910/2018 dated 30-06-2018 & Correction Deed No. 1336/2018 dated 24-09-2018 both of Sub Registrar Office – Poonjar and bounded on North: Properties of Vazhamplackal and Ozhukayil Baby, South: Properties of Kuttiyanickal Subair, East: Properties of George Thomas, Ousephachan and Private Road, West: Properties of Sony, Suresh, Subair and Panchayath Road	
Reserve Price	Rs. 1,41,75,000 (Rupees One Crore Forty One Lakhs Seventy Five Thousand Only)



Earnest Money Deposit (EMD)	Rs. 14,17,500 (Rupees Fourteen Lakhs Seventeen Thousand Five Hundred Only)
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Properties Secured to the KCC OD & Flood Restructuring Term Loan

Item No. II	
Name of Property Owner	Mr. Mujib K I
PROPERTY DESCRIPTION	
All that part and parcel of land admeasuring 3.44 Ares (1.82 Ares + 1.62 Ares) along with all other constructions, improvements, easementary rights existing and appurtenant thereon situated in Sy No. 379/1C1, 379/1C344-409, Re Sy No. 63/4-9, 66/11-1 within Erumely South Village, Kanjirappally Taluk, Kottayam District and owned by Mr. Mujib K I morefully described in Sale Deed No. 2138/2013 dated 03-12-2013 of Sub Registrar Office – Erumely and bounded on North: Erumely – Mukkoottuthara Road, South: Property of Shincy, East: Tar Road having a width of 5 Mts, West: Edavazhy	
Reserve Price	Rs. 17,90,000 (Rupees Seventeen Lakhs Ninety Thousand Only)
Earnest Money Deposit (EMD)	Rs. 1,79,000 (Rupees One Lakh Seventy Nine Thousand Only)

Item No. III	
Name of Property Owner	Mrs. Yasmin B
PROPERTY DESCRIPTION	
All that part and parcel of land admeasuring 11.07 Ares along with all other constructions, improvements, easementary rights existing and appurtenant thereon situated in Sy No. 379/1C1, Re Sy No. 63/4-7 within Erumely South Village, Kanjirappally Taluk, Kottayam District and owned by Mrs. Yasmin B morefully described in Sale Deed No. 1535/2013 dated 29-08-2013 of Sub Registrar Office – Erumely and bounded on North: Property of Sharon, South: Thodu, East: Road & Property of Mariyamma, West: Edavazhy	
Reserve Price	Rs. 22,16,000 (Rupees Twenty Two Lakhs Sixteen Thousand Only)
Earnest Money Deposit (EMD)	Rs. 2,21,600 (Rupees Two Lakhs Twenty One Thousand Six Hundred Only)

Item No. IV	
Name of Property Owner	Mr. Mujib K I
PROPERTY DESCRIPTION	
All that part and parcel of land admeasuring 31.56 Ares along with all other constructions, improvements, easementary rights existing and appurtenant thereon situated in Sy No. 379/1C1, Re Sy No. 63/4-5 within Erumely South Village, Kanjirappally Taluk, Kottayam District and owned by Mr. Mujib K I morefully described in Sale Deed No. 1533/2013 dated 29-08-2013 of	



Sub Registrar Office – Erumely and bounded on North: Property of Mujib, South: Thodu, East: Edavazhy, West: Tar Road having a width of 5 Mts	
Reserve Price	Rs. 63,16,000 (Rupees Sixty Three Lakhs Sixteen Thousand Only)
Earnest Money Deposit (EMD)	Rs. 6,31,600 (Rupees Six Lakhs Thirty One Thousand Six Hundred Only)

Date and Place of Sale	01st September, 2023 AT 12.00 NOON At The South Indian Bank Ltd., Regional Office: 2nd Floor, TMJ Complex, Ramanchira, Thiruvalla - 689 107
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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/ (www.southindianbank.com) & notice board at **The South Indian Bank Ltd, Regional Office, Thiruvalla** at TMJ Building Complex, IInd Floor, Muthoor P O, Thiruvalla 68910 and its Mundakayam Branch at Do.No.341(C), Kuttenchirayil Building, Mundakkayam P.O., Kottayam, Kerala - 686513 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 DD drawn in favour of “The Authorised Officer, The South Indian Bank Ltd.” payable at Thiruvalla or RTGS/NEFT/Net Banking to Authorised Officer A/c No 0456073000000184 in the name of “Authorized Officer - Thiruvalla” maintained at Muthoor Branch (IFSC Code: SIBL0000456).
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, 2nd Floor, TMJ Complex, Ramanchira, Thiruvalla – 689107 along with the Tender in a sealed cover **before 11.00 AM on 01.09.2023**. Interested Tenderers shall submit separate Tender Forms for each property.
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 **01.09.2023 at 12.00 Noon**. 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.
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 for the period from 01.01.2000 till 10.01.2023 and it contains no encumbrances
17. For any further information and for inspection of property, the intended Tenderers may contact the **Recovery Officer (Mobile No. 8921537878)** or The South Indian Bank Ltd., **Branch Manager, Mundakayam (Mobile No. 8590431358)** during working hours.

Date : 07.08.2023
Place: Thiruvalla



For The South Indian Bank Ltd.


AUTHORISED OFFICER
(Chief Manager)
Regional Office, Thiruvalla

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