

Ref:RO/TVLA/SL CORP MSME/315/23-24

Date:29.07.2023

TENDER CUM AUCTION SALE NOTICE

WHEREAS, the Authorised Officer of the Bank had issued Demand Notice dated 14-12-2022 to the Borrower

(1) M/s PRD MINI NIDHI LIMITED at 1st Floor, PRD Building, Kuriannoor P O, Pathanamthitta, Kerala – 689550, Also at, Above Viswabrahmana Aranmula Mirror Nirmal Society, Aranmula Chengannur Road, Pathanamthitta – 689533, Also at, Pathanamthitta – Kadamanitta Road, Pathanamthitta – 689645 and Guarantors (2) Mr. Anilkumar D, residing at Sreerama Sadanam, Kurianoor P O, Thottapuzhassery, Pathanamthitta – 689550, (3) Ms. Deepa D S, residing at Sreerama Sadanam, Kurianoor P O, Thottapuzhassery, Pathanamthitta – 689550, (4) Mr. Ananthavishnu Anilkumar, residing at Sreerama Sadanam, Kurianoor P O, Thottapuzhassery, Pathanamthitta – 689550 and (5) Mr. Ananthakrishnan Anilkumar, residing at Sreerama Sadanam, Kurianoor P O, Thottapuzhassery, Pathanamthitta – 689550, 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 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 19-06-2023.

AND WHEREAS, the borrower and guarantors 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. 5,56,53,792.10 (Rupees Five Crores Fifty Six Lakhs Fifty Three Thousand Seven Hundred Ninety Two Paise Ten Only) As On 28.07.2023, with further interest, penal interest and costs, in the account/s of M/s PRD MINI NIDHI LIMITED with Thadiyoor Branch of the Bank, subject to the following terms and conditions: -

DETAILS OF IMMOVABLE PROPERTIES

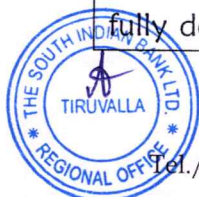
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|-------------------------|---|
| Name of Property Owner | Mr. Anilkumar D |
| Description of Property | All that part and parcel of land admeasuring 4.05 Ares with Building thereon admeasuring 6000 Sq.Ft (approx.) along with all other constructions, improvements, easementary rights existing and appurtenant thereon situated in Sy No. 194/53A within Pathanamthitta Village, Kozhenchery Taluk, Pathanamthitta District and owned by Mr. Anilkumar D more fully described in Partition Deed No. 1514/1994 dated 12-07-1994 of Sub Registrar Office - |

The South Indian Bank Ltd., Regd. Office: Thrissur- Kerala

SIB House, T B Road, Mission Quarters, PB No-28, Thrissur -680001, Kerala (Tel) 0487-2420020

Regional Office: 2nd Floor, TMJ Complex, Ramanchira, Thiruvalla – 689 107.

Tel./ Fax No: 0469 2603204 / 2603205 / 2603203 E-mail: ro1012@sib.co.in CIN:L65191KL1929PLC001017



Vennikulm and bounded as follows. (As per Location Sketch No. 609/2020 dated 16-03-2020 issued by village officer Pathanamthitta)

North : Property of Radhakrishnan

East : Property of Zakkir Hussain

South : Road

West : PWD Road.

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| Reserve Price | Rs. Rs.1,99,82,000/- (Rupees One Crore Ninety Nine Lakh Eighty Two Thousand Only) |
| Earnest Money Deposit (EMD) | Rs. 19,98,200/- (Rupees Nineteen Lakh Ninety Eight Thousand Two Hundred Only) |

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| Date & Place of Sale | 5 th September 2023 at 12.00 Noon At The South Indian Bank Ltd., Regional Office, II nd 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 / Branch – Thadiyoor at Thottavallil Padamalayam Buildings, Bank Junction, Thadiyoor, Pathanamthitta - 689545 and Regional Office - Thiruvalla at TMJ Building Complex, IInd Floor, Muthoor P O, Thiruvalla -68910 and also visit the scheduled property and satisfy



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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 Thiruvalla or RTGS/NEFT/Net Banking to Authorised Officer Account Number 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, IInd Floor, TMJ Complex, Ramanchira, Muthoor - 689107 along with the Tender in a sealed cover before 11.00 AM on, 05.09.2023
- 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 05.09.2023 at 11 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.
- 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 01.01.1985 to 20.07.2023. and it contains following entries,
- a) An entry dated 17.10.22, No.F227/2022, in OS No.367/2022,IA 01/2022 by Munsiff Court, Pathanamthitta for an amount of Rs.10,50,000/-
- b) An entry dated 17.10.22, No.F228/2022, in OS No.372/2022,IA 01/2022 by Munsiff Court, Pathanamthitta for an amount of Rs.2,50,000/-
- c) An entry dated 26.10.22, No.F240/2022, in OS No.383/2022,IA 01/2022 by Munsiff Court, Pathanamthitta for an amount of Rs.3,00,000/-
- d) An entry dated 26.10.22, No.F241/2022, in OS No.379/2022,IA 01/2022 by Munsiff Court, Pathanamthitta for an amount of Rs.8,00,000/-
- (However the said encumbrance has been created after mortgaging the property in favor 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., Branch Thadiyoor during working hours or may contact 9446426158/9526343377 at the South Indian Bank Ltd, Branch Thadiyoor



Date: 29.07.2023

Place: Thiruvalla

For The South Indian Bank Ltd.



Authorised Officer
(Chief Manager)

Regional Office, Tiruvalla

**AUTHORISED OFFICER
(CHIEF MANAGER)**