

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank (hereinafter referred as AO) had issued Demand Notice dated 30.06.2021 to the borrower, Mrs Helda Mathews and Guarantor, Sri V S Philip both residing at Parakulathu House, Angadi PO, Ettichuvadu, Ranni, PIN : 689675 and Demand Notice dated 04.09.2021 to the borrowers, Mrs Helda Mathews and Legal heirs of Late Mr. Apple Sam Philip (1) Mrs Helda Mathews, (2)Mr. Anson Apple Sam, (3)Mr.Alvin Apple Sam, (4)Mr.Austin Apple Sam all of them residing at Parakulathu House, Angadi PO, Ettichuvadu, Ranni, PIN : 689675 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 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 **09.06.2022**.

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, on the date and at the place mentioned herein below for realization of a **Rs. 9,77,472.74 (Rupees Nine Lakhs Seventy Seven Thousand Four Hundred Seventy Two and Paise Seventy Four Only)** in the KCC account , **Rs. 1,75,68,996.57 (Rupees One Crore Seventy Five Lakhs Sixty Eight Thousand Nine Hundred Ninety Six and Paise Fifty Seven Only)** in the KCC- OD account , **Rs. 10,83,976.87 (Rupees Ten Lakhs Eighty Three Thousand Nine Hundred Seventy Six and Paise Eighty Seven Only)** in Cash Credit account and **Rs. 3,47,736.05 (Rupees Three Lakhs Fourty Seven Thousand Seven Hundred Thirty Six and Paise Five Only)** in Term Loan account as on **14.02.2023** (as per the claim in the **OA/437/2021** filed before the Hon'ble Debts Recovery Tribunal – II, Ernakulam) with further interest and costs, subject to the following terms and conditions:

DETAILS OF IMMOVABLE PROPERTIES

Name of Property Owner	Late Mr Apple Sam Philip and Mrs Helda Mathews
<u>Description of property:</u> Item No. 1 <u>Secured to the KCC OD limit of Rs. 100 Lakhs</u>	
<p>All that part and parcel of land admeasuring 08.50 Ares (Equivalent to 21.00 Cents) comprised in Re.Sy.No. 233/9-1 (Old Sy.No 293/3-12, 293/3-13) of Angadi Village, Ranni Taluk, Pathanamthitta District, together with residential building with built up area approx. 3300 sq ft and all the improvements and usufructs made therein, owned by Late Mr Apple Sam Philip and Mrs Helda Mathews more fully described in Sale deed No. 178/2012 dated 28.01.2012 of SRO Ranni, bounded</p>	



North by Property of Edapparambil Manama ,South by Property of Manimaletu,and Pathway, East by Property of Manimaletu,and Self property and West by Pathway.

All that part and parcel of land admeasuring 1.21 Sq.mts (Equivalent to 2.98 Cents) comprised in Re.Sy.No. 233/3-1(Old Sy.No.293/3-12, 293/3-13) of Angadi Village, Ranni Taluk, Pathanamthitta District, together with all the improvements and usufructs made therein, owned by Late Mr Apple Sam Philip and Mrs Helda Mathews more fully described in Sale deed No. 178/2012 dated 28.01.2012 of SRO Ranni, bounded North by property of Edapparambil, South by property of Manimaletu, East by Public Road and West by Self Property.

Reserve Price	Property No.1 : Rs 95,58,000.00 (Rupees Ninety Five Lakhs Fifty Eight Thousand Only)
Earnest Money Deposit (EMD)	Property No.1 : Rs 9,55,800.00 (Rupees Nine Lakhs Fifty Five Thousand Eight Hundred Only)

Name of Property Owner **Mrs Helda Mathews**

Description of property:

Item No. 2

Secured to the CCOL, Term Loans and MSME Limits of Rs.16.03 Lakhs

All that part and parcel of land admeasuring 0.81 Sq.mts (Equivalent to 2.00 Cents) comprised in Re.Sy.No. 64/9-2 of Angadi Village, Ranni Taluk, Pathanamthitta District, together with all the improvements and usufructs made therein, owned by Smt Helda Mathews more fully described in Sale deed No. 68/2013 dated 11.01.2013 of SRO Ranni, bounded North by Thodu, South by PWD Road, East by Manamavilasom Property and West by property of Apple Sam.

Reserve Price	Property No.2 : Rs 4,50,000.00 (Rupees Four Lakhs Fifty Thousand Only)
Earnest Money Deposit (EMD)	Property No.2 : Rs 45,000.00 (Rupees Fourty Five Thousand Only)



Date and Place of Sale	07.03.2023 at 12.00 Noon At the South Indian Bank Ltd., Regional Office: 2nd Floor, TMJ Complex, Ramanchira, Thiruvalla – 689 107
------------------------	---

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/Ranni Branch at 11/391, Puthenveetil Building, Pazhavangadi P.O., Ranni – 689673 and Thiruvalla Regional Office at 2nd Floor, TMJ Complex, Ramanchira, Thiruvalla – 689107 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 through RTGS to Account No.0456073000000184 held by ‘The Authorised Officer’ in The South Indian Bank Ltd, Muthoor branch (IFSC: 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 10.00 AM on 07.03.2023.
- 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 07.03.2023 at 12.00 Noon. Any tender received quoting a price below the Reserve Price will be rejected outright.

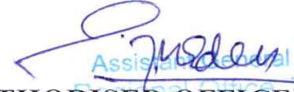


- 9) After opening the tenders, the Tenderers who are present may be given an opportunity at the discretion of the Authorised Officer to have inter se bidding among themselves to enhance their offer price.
- 10) The Successful Tenderer should pay 25% of the bid amount (less EMD) immediately on receipt 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 from 01.01.1986 to 26.07.2022 and it contains no encumbrance.
- 17) For any further information and for inspection of property, the intended Tenderers may contact the Authorised Officer (Tel. No. 0469 2603204 / 2603205) or The South Indian Bank Ltd., Branch Ranni (Tel.No. 0473 5226503) during working hours.

Date: 15.02.2023
Place : Thiruvalla



For The South Indian Bank Ltd.


Assistant General Manager
AUTHORISED OFFICER
(Assistant General Manager)