

Ref: RO/TVLA/112/23-24.

Date: 03.06.2023

TENDER CUM AUCTION SALE NOTICE

WHEREAS, the Authorised Officer of the Bank had issued Demand Notice dated 28.05.2021 to the Borrower

(1) **M/s Maveli Marine Products Pvt Ltd**, at Mavelipuram, Thottappally, Karuvatta, Alappuzha - 688561 and Guarantors (2) **Mr. Krishnakumar S.** & (3) **Ms. Jissy Krishnakumar**, both residing at Puthenpurackal, Mavelipuram, Thottappally, Karuvatta, Alappuzha - 688563, 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 08-10-2021.

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. 23,42,80,490.52 (Rupees Twenty Three Crores Forty Two Lakhs Eighty Thousand Four Hundred And Ninety Paise Fifty Two Only) as on 02.06.2023, with further interest, penal interest and costs, in the account/s of M/s Maveli Marine Products Pvt Ltd with Ambalapuzha Branch of the Bank, subject to the following terms and conditions: -

DETAILS OF IMMOVABLE PROPERTIES

Property No. I	
Name of Property Owner	Mr. Krishna Kumar S
Description of Property	
All that part and parcel of land admeasuring 193.45 Cents (208.43 cents as per the title deeds deposited with the Bank and now 193.45 cents after acquisition for National Highway authorities) comprised in Re. Sy. No.12/2 (Old Sy No. 427 1A, 427 2A, 427 3A, 427 4A, 427 5A) Block II of Karuvatta Village, Karthikapally Taluk, Alappuzha District, together with the residential building situated therein having an approximate built up area of 2500 Sq. ft, Factory Building having an approximate built up area of 4500 Sq. Ft. and Office Building having an approximate built up area of 3000 Sq. Ft. and all other improvements made therein, owned by Mr. Krishnakumar S more fully described in Sale Deed No. I/226/03 Dt.27.01.2003 of SRO Haripad, bounded on North : NH 47 South : Property of Maveli Marine	



The South Indian Bank Ltd., Regd. Office: Thrissur, Kerala
 Head Office: S.I.B. House, T.B. Road, P.B. No: 28, Thrissur - 680001, Kerala
 (Tel) 0487-2420 020, (Fax) 91 487-244 2021, e-mail: sibcorporate@sib.co.in
 CIN: L65191KL 1929PLC001017, Toll Free (India) 1800-102-9408, 1800-425-1809 (BSNL)
 Regional Office: 2nd Floor, TMJ Complex, Ramanchira, Thiruvalla - 689 107.
 Tel./ Fax No: 0469 2603204 / 2603205 / 2603203 E-mail: ro1012@sib.co.in

East : Property of Maveli Marine	
West : Property of Brahma Kumar	
Reserve Price	Rs.8,10,00,000/- (Rupees Eight Crores Ten Lakhs Only)
Earnest Money Deposit (EMD)	Rs.81,00,000/- (Rupees Eighty One Lakhs Only)
Property No. II	
Name of Property Owner	M/s Maveli Marine Products Pvt Ltd
Description of Property	
All that part and parcel of land admeasuring 432.84 Cents (439.83 cents as per the title deeds deposited with the Bank and now 432.84 cents after acquisition for National Highway authorities) with building comprised in Re Sy No.12/4, (Old Sy No. 4271A, 4272A, 4273A, 4274A, 4275A) Block II of Karuvatta Village, Karthikapally Taluk, Alappuzha District, together along with other usufructs and all other improvements made therein, owned by M/s Maveli Marine Products Pvt Ltd more fully described in Sale Deed No. 1194/2004 Dt.13.04.2004 of SRO Haripad bounded on	
North : NH 47	
South : Thodu	
East : Thodu	
West : Property of Krishnakumar and M/s Maveli Marine Products Pvt Ltd	
Reserve Price	Rs.7,29,00,000/- (Rupees Seven Crores Twenty Nine Lakhs Only)
Earnest Money Deposit (EMD)	Rs.72,90,000/- (Rupees Seventy Two Lakhs Ninety Thousand Only)
Property No. III	
Name of Property Owner	Mrs. Jissy Krishna Kumar
Description of Property	
All that part and parcel of land admeasuring 81.86 Cents comprised in Re Sy No.5/5/1 (Old Sy No. p-326/A/684, p-326/A/380, p-326/A/781, p- 326 / A/ 95 /380) of Alappad Village, Karunagapally Taluk, Kollam District, together along with other usufructs and all other improvements made therein, owned by Mrs. Jissy Krishnakumar more fully described in Sale Deed No. 2535/2006	



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Dated 23.08.2006 of SRO Oachira bounded on North : Thodu, South : Property of Satheesh, East : Property of Satheesh & Krishna Kumar West : Road	
Reserve Price	Rs.1,53,90,000/- (Rupees One Crore Fifty Three Lakhs Ninety Thousand Only)
Earnest Money Deposit (EMD)	Rs.15,39,000/- (Rupees Fifteen Lakhs Thirty Nine Thousand Only)
Property No. IV	
Name of Property Owner	Mr. Krishna Kumar S
Description of Property	
All that part and parcel of land admeasuring 49.42 Cents comprised in Re Sy No.5/5/2 of Alappad Village, Karunagapally Taluk Kollam District, together with other usufructs and all other improvements made therein, owned by Mr. Krishnakumar S more fully described in Sale Deed No. 2536/2006 Dated 23.08.2006 of SRO Oachira bounded on North : Thodu & Amrita Ice Factory South : Property of Satheesh, East : Kayal West : Property of Jissy Krishna Kumar.	
Reserve Price	Rs.72,90,000/- (Rupees Seventy Two Lakhs Ninety Thousand Only)
Earnest Money Deposit (EMD)	Rs.7,29,000/- (Rupees Seven Lakhs Twenty Nine Thousand Only)
Date & Place of Sale	10 th July 2023 at 12.00 Noon at The South Indian Bank Ltd Regional Office, II nd Floor, TMJ Complex, Ramanchira, Thiruvalla - 689 107

For detailed terms and conditions of the sale, please refer to the link provided in South Indian Bank Ltd. website i.e. www.southindianbank.com



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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 – Ambalapuzha at Katcherry Junction, Komana, Ambalapuzha, Alappuzha – 688561 and Regional Office - Thiruvalla at TMJ Building Complex, IInd Floor, Muthoor P O, Thiruvalla 68910 and also visit the scheduled property and satisfy 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 through RTGS/NEFT/Net Banking to Account No: **0456073000000184**. held by " The Authorised Officer" in The South Indian Bank Ltd, Branch Muthoor Branch (**IFSC Code: SIBL0000456**)
1. 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 10.07.2023**
- 5) 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.
- 6) 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.
- 7) The Sealed Tenders will be opened by the Authorised Officer on **10.07.2023** at **12.00** Noon Any tender received quoting a price below the Reserve Price will be rejected outright.
- 8) 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.
- 9) 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



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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.

- 10) 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.
- 11) 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.
- 12) 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.
- 13) 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.
- 14) The Successful Tenderer shall, at his cost, get the Electricity/ Water/ Sewerage connection etc. and any other common services transferred in his name.
- 15) The Authorised Officer has obtained EC/ search report regarding the property from 01.01.1990 to 31.03.2023 and it contains no encumbrance
2. For any further information and for inspection of property, the intended Tenderers may contact the Authorised Officer or The South Indian Bank Ltd., Branch Ambalapuzha during working hours or may contact (Tel. No. 0469 2603203 / 2603205) or The South Indian Bank Ltd., Branch Ambalapuzha (Tel. No. 0477-2272092).

Date: 03.06.2023

Place: Thiruvalla



For The South Indian Bank Ltd.


 Authorised Officer
 (Chief Manager)
 Regional Office, Thiruvalla

**AUTHORISED OFFICER
 (CHIEF MANAGER)**