

**NOTICE INVITING EXPRESSION OF INTEREST FOR SALE OF PROPERTY UNDER
PRIVATE TREATY**

Notice of sale of immovable assets through private treaty charged to the bank under the
Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest
Act, 2002 (SARFAESI ACT)

The undersigned as Authorized Officer of The South Indian Bank Ltd has taken over possession of the schedule property (ies) u/s 13(4) of the SARFAESI Act in the account of M/s VSK Exports, represented by its Proprietor Mr. Anandakumar K N, and Guarantor (2) Ms. Kavitha S P, W/o Anandakumar, both residing at Kumar Gardens, Haripad, Alappuzha - 690514, with Nangiarkulangara Branch of the Bank.

Public at large is informed that the secured property(ies) as mentioned in the Schedule are available for sale through Private Treaty, as per the terms agreeable to the Bank for realisation of Bank's dues on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS", subject to the following terms and conditions: -

SCHEDULE OF IMMOVABLE PROPERTIES

Description of the Property (ies)	RESERVE PRICE (Below which the properties will not be sold)
<p><u>Item No. I – Owned by Ms. Kavitha S P</u> All that part and parcel of land admeasuring 13.76 Ares along with residential building under construction admeasuring 5908 Sq.ft. and other usufructs and improvements thereon situated in Re.Sy.No.343/12-2 of Haripad village, Haripad Taluk, within Alappuzha District vide Sale Deed No. 1137/2005 Dt.10.05.2005 of SRO Haripad and bounded on the North by Property of Syam Jose, East by Road, South by Property of John Mappilatharayil and Anandakumar and West by Property of Harikumar</p>	
<p><u>Item No. II – Owned by Mr. Anandakumar K N</u> All that part and parcel of land admeasuring 3.23 Ares (7.98 Cents) together with usufructs and improvements thereon situated in Re.Sy.No.343/40 of Haripad Village, Haripad Taluk and within Alappuzha District vide Sale Deed No.1032/2011 Dt.10.04.2011 of SRO Haripad and bounded on the North by Property of Kavitha S. P, East by Property of Kavitha S P, South by Property of Mr. Randeerv Kumar & Ms. Sreedevi and West by Property of Mr. Harikumar.</p>	<p align="center"><u>Rs.1,60,00,000/-</u> <u>(Rupees One Crore Sixty Lakhs Only)</u></p>



TERMS AND CONDITIONS

1. Sale through Private Treaty will be on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WITHOUT RECOURSE BASIS".
2. The purchaser will be required to deposit 25% of the offered amount along with application and upon bank's acceptance of offer for purchase of property, the balance 75% of the sale consideration shall be paid within 15 days of such acceptance.
3. Failure to remit the balance 75% of the offered amount as required under clause (2) above will cause forfeiture of amount already paid along with application i.e 25% of the offered amount.
4. In case of non-acceptance of offer of purchase by the Bank, the amount of 25% paid along with the application will be refunded without any interest.
5. The property is being sold with all the existing and future encumbrances whether known or unknown to the Bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/rights/dues.
6. The purchaser should conduct due diligence on all aspects related to the property (under sale through private treaty) to his/her satisfaction. The purchaser shall not be entitled to make any claim against the Authorised Officer/Secured Creditor in this regard at a later date.
7. The Bank reserves the right to reject any offer of purchase without assigning any reason.
8. The property will be sold on first come basis. In case if the offeror fails to deposit the entire balance sale amount within the stipulated time frame or fails to comply with the accepted terms & conditions of the sale, the Bank will forfeit the amount already remitted and proceed with sale of the property to other interested purchasers without any further notice.
9. For any further information and for inspection of property, the intended buyers may contact the Authorised Officer or The South Indian Bank Ltd., Nangiarkulangara Branch during working hours.
10. The purchaser shall pay the applicable TDS from the total sale consideration.
11. The stamp duty/additional stamp duty/registration charges /transfer charges, etc. and also all the statutory/non-statutory dues, taxes, rates, assessment charges, fees, other expenses in respect of the property shall be borne by the purchaser in addition to the sale consideration .
12. Sale shall be in accordance with the provisions of SARFAESI Act/Rules.

Date: 10.02.2023
Place: Thiruvalla



The South Indian Bank Ltd.



**AUTHORISED OFFICER
THE SOUTH INDIAN BANK LTD**

---Page 2 of 2---