

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank (hereinafter referred as AO) had issued Demand Notice dated 23.09.2019 to the borrowers, (1) Mrs.Latha Rajappan @ Latha Krishnakumar, W/o.Krishnakumar Vasu, and (2) Mr.Krishnakumar Vasu, both residing at Padinjare Thoppil House, Thattarambalam, Mavelikkara, Alappuzha, Pin-690103 also at Krishna Chothi, Niranam, Kadapra, Pathanamthitta, Pin -689621 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 30.06.2022.

AND WHEREAS, the borrowers have failed to pay the amount in full, notice is hereby given that the immovable properties 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 for a sum of Rs 47,85,035.72 (Rupees Forty Seven Lakhs Eighty Five Thousand Thirty Five and Paiza Seventy Two only) as on 08.09.2022 in the Housing loan account, Rs. 8,10,697.09 (Rupees Eight Lakhs Ten Thousand Six Hundred Ninety Seven and Paiza Nine Only) as on 31.08.2022 in the Housing Loan- Restructured account and Rs. 93,77,514.04 (Rupees Ninety Three Lakhs Seventy Seven Thousand Five Hundred Fourteen and Paiza Four Only) as on 31.08.2022 in the ODAP account with further interest and costs, subject to the following terms and conditions:

Name of Property Owner	Mrs.Latha Rajappan @ Latha Krishnakumar
<u>Description of Property No.1:</u> All that part and parcel of land admeasuring 14.20 Ares comprised in Re.Sy.No.17/4-3, 17/4 & 17/4-1, Block No:2 (Old Sy.No.93/1,92/13 & 92/12) of Kadapra Village, Thiruvalla Taluk, Pathanamthitta District, together with the commercial building situated therein having an approximate built up area of 625 Sq.ft and all other improvements made therein, owned by Mrs.Latha Rajappan @ Latha Krishnakumar, more fully described in Sale deed No.37/2016 dated 14.01.2016 and Sale deed No.766/2016 dated 09.09.2016, both of SRO Kadapra, bounded on the North by PWD Road, South by Pampa River, East by Property of K.V. Thomas, Pathway and West by Property of Musthafa.	



The South Indian Bank Ltd., Regd. Office. Thrissur, Kerala
Regional Office: 2nd Floor, TMJ Complex, Ramanchira, Thiruvalla - 689 107.
Tel./ Fax No: 0469 2603205 / 2603204 E-mail: ro1012@sib.co.in CIN:L65191KL1929PLC001017
Website: www.southindianbank.com

Description of Property No.2:

All that part and parcel of land admeasuring 8.85 Ares comprised in Re.Sy.No.528/14 & 528/15 Block No:1 (Old Sy.No.182/1) of Nirnam Village, Thiruvalla Taluk, Pathanamthitta District, together with the residential building situated therein having an approximate built up area of 2792 Sq.ft and all other improvements made therein, owned by Mrs.Latha Rajappan @ Latha Krishnakumar, more fully described in Sale deed No.553/2011 dated 15.06.2011 of SRO Kadapra, bounded on the North by Property of Kunnel Kunjukunju and Palamattathu Joseph Chacko, South by property of Kokkamkuzhiyil Sukumaran, East by property of Kunnel Chacko and West by Panchayath Road and Property of Kunnel Chacko.

Description of Property No.3:

All that part and parcel of land admeasuring 4.65 Ares comprised in Re.Sy.No.528/2 Block No:1 (Old Sy.No.182/1) of Nirnam Village, Thiruvalla Taluk, Pathanamthitta District, together with all the improvements made therein, owned by Mrs.Latha Rajappan @ Latha Krishnakumar, more fully described in Sale deed No.188/2015 dated 25.02.2015 of SRO Kadapra, bounded on North by Property of Kunnel Kunjukunju, South by Property of Kunnel Chack, East by Property of Kunnel Chacko and West by Panchayath Road.

Reserve Price	Property No.1 : Rs 63,75,000.00 (Rupees Sixty Three Lakhs Seventy Five Thousand Only) Property No.2 : Rs 51,00,000.00 (Rupees Fifty One Lakhs Only) Property No.3 : Rs 9,19,000.00 (Rupees Nine Lakhs Nineteen Thousand Only)
Earnest Money Deposit (EMD)	Property No.1 : Rs 6,37,500.00 (Rupees Six Lakhs Thirty Seven Thousand Five Hundred Only) Property No.2 : Rs 5,10,000.00 (Rupees Five Lakhs Ten Thousand Only) Property No.3 : Rs 91,900.00 (Rupees Ninety One Thousand Nine Hundred Only)
Date and Place of Sale	14.11.2022 at 12.00 Noon At the South Indian Bank Ltd., Regional Office: 2 nd 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/ Mannar Branch at V/468 A, Puthenpurayil Complex, Near Parumalakkadavu, Mannar – 689622 and Thiruvalla Regional Office at 2nd Floor, TMJ Complex, Ramanchira, Thiruvalla – 689 107 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 11.00 AM on 14.11.2022.
- 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



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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 14.11.2022 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 01.01.1989 to 10.08.2022 and it contains encumbrance as stated below:

- *An entry dated 26/04/2019, as No. OP 188/2019 IA 462/2019, by Hon'ble Family Court Chavara for an amount of Rs.80,37,309.00 (However, the said encumbrance has been created after mortgaging the property in favour 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 (Tel. No. 0469 2603204 / 2603205) or The South Indian Bank Ltd., Branch Mannar (Tel. No. 0479-2311005) during working hours.

The South Indian Bank Ltd.

*Authorised Officer
Regional Office, Thiruvalla*

Date : 27.09.2022

Place : Thiruvalla

AUTHORISED OFFICER
(Chief Manager)



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