

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank had issued demand notice dated 12.07.2022 to the borrowers, (1) Ms. Jeena Saji Thomas residing at Manattu House Near Perumthurthy Railway Station Cross, Nalukodi P.O. Paippadu, Kottayam – 686548 Also at Puthusseri Puthenveedu, Muthoor P.O, Thiruvalla, Pin – 689107 (2) Mrs. Lilly Saji, residing at Pankada, Kainadayil House, Muthoor P.O, Pathanamthitta, Thiruvalla, Pin-689107 and Guarantor, Mr. Saji Thomas residing at Pankada, Kainadayil House, Muthoor P.O, Pathanamthitta, Thiruvalla, Pin-689107, 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 properties, 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 20.10.2022

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 (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 for a total amount of Rs. 49,83,765.40/- (Rupees Forty Nine Lakhs Eighty Three Thousand Seven Hundred Sixty Five and Paise Forty Only) being the sum of outstanding in the loan accounts as on 08.08.2023 together with further interest and costs, subject to the following terms and conditions;

Name of Property Owner	Mrs. Jeena Saji Thomas
Description of property: All that part and parcel of land admeasuring 3.03 Ares (7.48 cents) comprised in Re.Sy.No. 128/2-3-2 (Old Sy No. 143/1A & 47/1,2,3&4) Block 7 of Paippad Village, Changanacherry Taluk, Kottayam District, together with the residential building situated therein having an approximate built up area of 1518 Sq.ft, bearing House No. 14/46-B of Paippad Panchayath and all other improvements made therein, owned by Mrs. Jeena Saji Thomas, more fully described in Sale Deed No.223/2017 dated 09.02.2017 of SRO Thenagana, bounded North by : Private Road, South by: Property of Jomon Antony, East by : Property of Mathichiparampil Jacob John and Chakalayil Antony, West by : Property of Kunnel Eapen Thomas	
Reserve Price	Rs. 40,11,000.00/- (Rupees Forty Lakh Eleven Thousand Only)
Earnest Money Deposit (EMD)	Rs. 4,01,100/- (Rupees Four Lakh One Thousand One Hundred Only)
Date and Place of Sale	20th September, 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 (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/Muthoor Branch at Kackanattu Square, T.B. Junction, Muthoor, Thiruvalla, Pathanamthitta, Kerala- 689107 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 20.09.2023.
- 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 20.09.2023 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 01.01.2014 to 17.05.2023 and it contains the following encumbrance.
 - *An entry dated 30.03.2021 entry no. F50/2021 by Hon'ble Sub Court, Kottayam for an amount of Rs. 13,37,429/- as reflected in EC No 3527/2023 dated 18.05.2023 published by SRO, Thengana*
- 17) For any further information and for inspection of property, the intended Tenderers may contact the Authorised Officer/Recovery Officer (Mobile No. 8921537878) or The South Indian Bank Ltd., Branch Manager, Branch Muthoor (Mobile No. 9986922205) during working hours.



For The South Indian Bank Ltd.

**Authorised Officer
(Chief Manager)
Regional Office, Tiruvalla**

**AUTHORISED OFFICER
(CHIEF MANAGER)**

Date: 09.08.2023

Place: Thiruvalla