

## TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank (hereinafter referred as AO) had issued Demand Notice dated 22.03.2019 to the borrower, (1) Mr. Linu V Varghese, S/o Varghese, Proprietor of M/s New York Pizza and Guarantor (2) Smt. Susamma Varghese *alias* Susy Varghese, W/o Mr. Varghese V. V., both residing at Vattaparampil Puthenveetil, Pavukara P.O., Kurattissery, Mannar, Alappuzha - 689622, 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 11.12.2019.

AND WHEREAS, the borrowers had 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 sum of Rs. 89,63,015.23 (Rupees Eighty Nine Lakhs Sixty Three Thousand Fifteen and Paise Twenty Three Only) as on 23.07.2023 with further interest and costs there on, subject to the following terms and conditions;

DETAILS OF IMMOVABLE PROPERTY	
Name of Property Owner	<b>Ms. Susamma Varghese Alias Susy Varghese</b>
Property Description	
All that part and parcel of land admeasuring 6.07 Ares (15.00 cents) and other usufructs and improvements thereon situated in Re. Sy. No. 118/2/1 of Kurattissery Village, Chengannur Taluk, within the Sub-Registration District of Chengannur and within Alappuzha District in the name of Smt. Susamma Varghese <i>alias</i> Susy Varghese vide Settlement Deed No.394/2012 Dt.06.03.2012 of SRO Mannar, bounded on the North by Property of Varughese, East by Property of Nedumthara, South by Property of Assise & West by Road.	
Reserve Price	<b>Rs.20,25,000/-</b> (Rupees Twenty Lakhs Twenty Five Thousand Only)
Earnest Money Deposit (EMD)	<b>Rs.2,02,500/-</b> (Rupees Two Lakhs Two Thousand Five Hundred Only)
Date & Place Of Sale	<b>21<sup>st</sup> August 2023 at 1.00 PM</b> At The South Indian Bank Ltd., Regional Office: 2 <sup>nd</sup> Floor, TMJ Complex, Ramanchira, Thiruvalla - 689 107



The South Indian Bank Ltd., Regd. Office: Thrissur- Kerala

SIB House, T B Road, Mission Quarters, PB No-28, Thrissur -680001, Kerala (Tel) 0487-2420020, (Fax) 91 0487-2442021

Regional Office: 2<sup>nd</sup> Floor, TMJ Complex, Ramanchira, Thiruvalla - 689 107.

Tel./ Fax No: 0469 2603204 / 2603205 / 2603203 E-mail: ro1012@sib.co.in CIN: L65191KL1929PT.C001017



### 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 ([www.southindianbank.com](http://www.southindianbank.com)) & notice board at **The South Indian Bank Ltd, Regional Office, Thiruvalla** at TMJ Building Complex, II<sup>nd</sup> Floor, Muthoor P O, Thiruvalla 68910 and its Chengannur Branch at Door No.12, Ward No. XI, Ambattu Building, Court Road, Chengannur P O, Pincode: 689121 Kerala, Alappuzha 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 RTGS/NEFT/Net Banking to Authorised Officer Account Number 0456073000000184 in the name of "Authorized Officer - Thiruvalla" maintained at Muthoor Branch (IFSC Code: 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, Second Floor, TMJ Complex, Ramanchira, Thiruvalla - 689107 along with the Tender in a sealed cover before 12.00 Noon on 19.08.2023
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 19.08.2023 at 1.00 PM. 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.



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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 for the period from 01.01.2019 to 12.07.2023 and found the following encumbrances;
- a. An entry dated 24.01.2020 No.F7/2020 at DRT II – Ernakulam
- “However the said entry is subsequent to the date mortgage in favour of the bank ,it is not binding on the bank”
17. For any further information and for inspection of property, the intended Tenderers may contact the Authorised Officer (Tel. No. 0469 2603203 / 2603205) or The South Indian Bank Ltd., Branch Chengannur (Tel. No. 0479-2452677) during working hours.

Date : 24.07.2023  
Place : Thiruvalla



  
Authorised Officer  
(Chief Manager)  
Regional Office,  
Thiruvalla