

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank had issued Demand Notice dated 12.08.2021 to the borrower **M/s P & S Motors**, represented by its partners **Mr. Prince Kumar S** and **Mrs. Mini Prince**, both residing at Padmavilasam, Thengumkavu P O, Pramadam, Pathanamthitta, Pincode - 689646, 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 03.03.2022.

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, on the date and at the place mentioned herein below for realization for a sum of **Rs. 53,43,142.11 (Rupees Fifty Three Lakhs Forty Three Thousand One Hundred Forty Two and Paise Eleven Only)** as on 24.07.2023 with further interest and costs there on, subject to the following terms and conditions;

Name of Property Owner	Mr. Prince Kumar.
Description of Property	
All that part and parcel of land admeasuring 05.20 Ares comprised in Re. Sy. No.243/3 (Old Sy.No.613/1A/1) of Block No. 29 of Pramadam Village, Kozhencherry Taluk, Pathanamthitta District, together with the residential building situated therein having an approximate built up area of 1600 Sq. ft, and all other improvements made therein, owned by Mr. Prince Kumar., more fully described in Sale Deed No.2032/2004 Dt. 08.07.2004 of Konni SRO, bounded on the North by River of Achankovil; South by 12 feet Panchayat Road; East by Property of Devaki Valliyathottathil & West by Property of Kamala Valliyathottathil.	
Reserve Price	Rs.30,19,500/- (Rupees Thirty Lakhs Nineteen Thousand and Five Hundred Only)
Earnest Money Deposit (EMD)	Rs.3,01,950/- (Rupees Three Lakhs One Thousand Nine Hundred and Fifty Only)
Date and Place of Sale	21st August 2023 at 01.00 PM At the South Indian Bank Ltd., Regional Office: 2 nd 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: 2nd Floor, TMJ Complex, Ramanchira, Thiruvalla - 689 107.

Tel./ Fax No: 0469 2603204 / 2603205 / 2603203 E-mail: ro1012@sib.co.in CIN:L65191KL1929PLC001017

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/ **Mundakayam Branch** at Kuttanchirayil Building, 341-C, Ground Floor, Mundakayam, Pincode 686513 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, 2nd Floor, TMJ Complex, Ramanchira, Thiruvalla - 689107 along with the Tender in a sealed cover before 11.00 AM on 21.08.2023
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 Authorized Officer on 21.08.2023 at 01.00 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.
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



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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 01.01.2018 to 23.07.2023 and it contains no encumbrance.
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 Mundakayam (Tel. No. 04828-272880) during working hours.

For The South Indian Bank Ltd.


Authorised Officer
(Chief Manager)
Regional Office, Tiruvalla

Date : 25.07.2023
Place : Thiruvalla



AUTHORISED OFFICER
(Chief Manager)
Regional Office - Thiruvalla