

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank (hereinafter referred as AO) had issued Demand Notice dated 18.06.2021 to the borrowers, M/s APG Fisheries, Represented by its Partners, Door No. 48/112, State Highway, Palliport, Munambam, Ernakulam , Kerala - 683515 and Partners/ Co-borrowers/ Guarantors (1) Mrs. Filo John residing at Kalangara House, Palliport P.O, Ernakulam - 683515, (2) Mr. Antony P G, Partner M/s APG Fisheries residing at 352, Peringala, Paliport, Munambam, Ernakulam - 683515, (3) Mr. Johnson K M, Partner M/s APG Fisheries residing at Kattukandathil House, Palliport, Munambam, Ernakulam - 683515, (4) Mrs. Mary Rincy, Partner M/s APG Fisheries residing at Kaniyampuram House, Palliport, Munambam, Ernakulam - 683515, (5) Mrs. Gilda P.A, Partner M/s APG Fisheries residing at 352, Peringala, Paliport, Munambam, Ernakulam - 683515 and (6) Mr. Joseph Kishore, S/o K T Thomas residing at Kaniyampurath House, Palliport, Munambam, Ernakulam - 683515, 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 02.09.2021.

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. 4,40,36,274.14 (Rupees Four Crores Forty Lakhs Thirty Six Thousand Two Hundred Seventy Four And Paise Fourteen Only) as on 02.08.2023 with further interest and costs there on, subject to the following terms and conditions;

DETAILS OF IMMOVABLE PROPERTY

PROPERTY NO.01	
Name of Property Owner	Filo John
Property Description	
All that part and parcel of land admeasuring 2.85 Ares (7.04 Cents) comprised in Re Sy No.150/4, (Old Sy No. 40/38/2/A/B) Block I of Kuzhuppilly Village, Kochi Taluk, Ernakulam District, together with the residential building situated therein having an approximate built up area of 1000 Sq.ft, and all other improvements made therein, owned by Mrs. Filo John more fully described in Gift Deed No. 1580/2016 Dated 19.09.2016 of SRO Kuzhuppilly bounded on the North by Property of Mr. Subhaghan, South by Property of Michael, East by Pathway & West by Property of Jerome	
Reserve Price	Rs.23,33,000 (Rupees Twenty Three Lakhs Thirty Three Thousand Only)



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

Earnest Money Deposit (EMD)	Rs.2,33,300/- (Rupees Two Lakhs Thirty Three Thousand Three Hundred Only)
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PROPERTY NO. 02	
Name of Property Owner	Antony P G
Property Description	
All that part and parcel of land admeasuring 5.97 Ares (14.75 Cents) comprised in Re Sy No.157/1 2 (Old Sy No. 27/1) of Kuzhuppilly Village, Kochi Taluk, Ernakulam District, together with usufructs and all other improvements made therein, owned by Mr. Antony P G, more fully described in Sale Deed No. 1332/2014 Dated 27.06.2014 of SRO Kuzhuppilly bounded on the North by Property of Mr. Antony Basil, South by Properties of Mr. Thambi & Mr. Santhosh, East by Panchayath Road and West by Thodu.	
Reserve Price	Rs.34,02,000/- (Rupees Thirty Four Lakhs Two Thousand Only)
Earnest Money Deposit (EMD)	Rs.3,40,200/- (Rupees Three Lakhs Forty Thousand Two Hundred Only)

PROPERTY NO.03	
Name of Property Owner	Antony P G
Property Description	
All that part and parcel of land admeasuring 9.00 Ares (22.25 Cents) comprised in Sy No. 1183/1 of Methala Village, Kodungallur Taluk, Thrissur District, together with usufructs and all other improvements made therein, owned by Mr. Antony P G, more fully described in Sale Deed No. 1693/2008 Dated 31.03.2008 of SRO Kodungallur bounded on the North by Panchayath Road, South by Property of Mr. Anilkumar & Chandran, East by Property of Mr. Vincent Paduthuruthy & West by Thodu	
Reserve Price	Rs.14,67,000/- (Rupees Fourteen Lakhs Sixty Seven Thousand Only)
Earnest Money Deposit (EMD)	Rs.1,46,700/- (Rupees One Lakh Forty Six Thousand Seven Hundred Only)

PROPERTY NO.04	
Name of Property Owner	Mr. Joseph Kishore
Property Description	
All that part and parcel of land admeasuring 4.05 Ares (10.00 Cents) comprised in Re Sy No. 167/3 (Old Sy No. 27/6) of Kuzhuppilly Village, Kochi Taluk, Ernakulam District,	



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together with Building admeasuring 1800 Sq. Ft and all other improvements made therein, owned by Mr. Joseph Kishore, more fully described in Will Deed No. 124/2017 Dated 21.11.2017 of SRO Kuzhuppilly bounded on the North by Property of Manjumatha Church, South by Property of Mr. Thomas, East by Road & West by Property of Manjumatha Church

Reserve Price	Rs.44,15,000/- (Rupees Forty Four Lakhs Fifteen Thousand Only)
Earnest Money Deposit (EMD)	Rs.4,41,500/- (Rupees Four Lakhs Forty One Thousand Five Hundred Only)
DATE AND PLACE OF SALE	24 th August 2023 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/ (www.southindianbank.com) & notice board at The South Indian Bank Ltd, Regional Office, Thiruvalla at TMJ Building Complex, IInd Floor, Muthoor P O, Thiruvalla 68910 and its Aroor Branch at K K Building, Door No: V 122, Ward No: V, NH 47 Aroor, Pincode: 688534 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 A/c No 0456073000000184 in the name of "Authorized Officer - Thiruvalla" maintained at Muthoor Branch (IFSC Code: SIBL0000456).



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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 24.08.2023
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 24.08.2023 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.



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16. The Authorised Officer has obtained EC/ search report regarding the properties from 01/01/1991 to 23.07.2023 and it contains no encumbrances.
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 Aroor (Tel. No. 0478 2876040) during working hours.



Date : 03.08.2023
Place : Thiruvalla

For The South Indian Bank Ltd.


Authorised Officer

(Chief Manager)

Regional Office, Thiruvalla

AUTHORISED OFFICER
REGIONAL OFFICE