

TENDER CUM AUCTION SALE NOTICE

WHEREAS, the Authorised Officer of the Bank had issued Demand Notice dated 12.08.2021 to the borrower , (1) **M/s Philip Grano Products** Represented by its Proprietor Mr. Naveen Mathew Philip, S/o Philip Mathew, residing at Nooromavu P.O, Mallappally West, Pathanamthitta - 689589 and Guarantors (2) **Mrs. Clea Jose**, W/o Naveen Mathew Philip, residing at Thekke Nedumplakkal House, Mallappally West P.O, Pathanamthitta - 689585, (3) **Mrs. Mary Philip**, W/o Philip Mathew, residing at 11/165 Thekke Nedumplakkal House, Mallappally West P.O, Pathanamthitta 689585, (4) **M/s PEEGEE Aggregates Private Ltd** at 11/165, Thekke Nedumplakkal House, Mallappally West P.O, Pathanamthitta 689585, (5) **M/s NPM Granites Pvt Ltd** at 11/165, Thekke Nedumplakkal House, Mallappally West P.O Pathanamthitta 689585 & (6) **M/s P G Rock and Concrete Products Pvt Ltd**, at Thekke Nedumplakkal House, 126/V, Opposite CMS LP School, Mallappally West P.O., Pathanamthitta 689585, 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 20.12.2021.

AND WHEREAS, the borrower and guarantors have failed to pay the amount, 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 of a sum of Rs. 3,78,04,660.67 (Rupees Three Crores Seventy Eight Lakhs Four Thousand Six Hundred Sixty Paise Six Seven Only) as on 18.08.2023, with further interest, penal interest and costs, in the account/s of M/s Philip Grano Products with Mallappally Branch of the Bank, subject to the following terms and conditions: -



The South Indian Bank Ltd., Regd. Office: Thrissur, Kerala
Head Office: S.I.B. House, T.B. Road, P.B. No: 28, Thrissur - 680001, Kerala
(Tel) 0487-2420 020, (Fax) 91 487-244 2021, e-mail: sibcorporate@sib.co.in
CIN: L65191KL 1929PLC001017, Toll Free (India) 1800-102-9408, 1800-425-1809 (BSNL)
Regional Office: 2nd Floor, TMJ Complex, Ramanchira, Thiruvalla - 689 107.
Tel./ Fax No: 0469 2603204 / 2603205 / 2603203 E-mail: ro1012@sib.co.in

DETAILS OF IMMOVABLE PROPERTIES

Property No. I	
Name of Property Owner	Mr. Naveen Mathew Philip
Description of Property	
All that part and parcel of land admeasuring 81.46 Ares (Equivalent to 201.28 Cents) along with all other construction, improvements, Easementary Rights existing and appurtenant thereon situated in Re. Sy. No. 93/2 (Old Sy No. 380/3B) Block No.29 of Mallappally village, Mallappally Taluk, Pathanamthitta District in the name of Mr. Naveen Mathew Philip derived vide Sale Deed No. 1025/2002 dated 18.07.2002 and 1979/2003 dated 01.12.2003 of Mallappally SRO and bounded on the North by Property of Njarakottu Abraham, East by Property of Biju Varghese and Road, South by Property of Koyithottu Abraham and West by Property of Koyithottu Abraham and Road. (Boundaries Considered as per Location Sketch dated 10.12.2010 issued by Village Officer Mallappally)	
Reserve Price	Rs.1,20,00,000/- (Rupees One Crore Twenty Lakhs Only)
Earnest Money Deposit (EMD)	Rs.12,00,000/- (Rupees Twelve Lakhs Only)

Date & Place of Sale	28 th September 2023 at 12.00 Noon At The South Indian Bank Ltd., Regional Office, II nd Floor, TMJ Complex, Ramanchira, Thiruvalla - 689 107
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For detailed terms and conditions of the sale, please refer to the link provided in South Indian Bank Ltd. website i.e. www.southindianbank.com

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



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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 / Branch – Mallapally Branch at 13/1, Karakkal Building Central Junction, Mallapally-West PO, Pathanamthitta, Kerala, Pin Code-689585 and also visit the scheduled property and satisfy as to its area, boundaries, ownership, title, encumbrances, 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/NEFT/Net Banking to Account No: 0456073000000184. held by "The Authorised Officer" in The South Indian Bank Ltd, Branch Muthoor Branch (IFSC Code: SIBL0000456). Interested Tenderers shall submit Demand Draft/ RTGS Receipt as the case may be for the EMD at The South Indian Bank Ltd., Regional Office, IInd Floor, TMJ Complex, Ramanchira, Muthoor - 689107 along with the Tender in a sealed cover before 11.00 AM on 28.09.2023
- 5) 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.
- 6) 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.
- 7) The Sealed Tenders will be opened by the Authorised Officer on 28.09.2023 at 12.00 Noon Any tender received quoting a price below the Reserve Price will be rejected outright.
- 8) 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.
- 9) 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 of 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 Authorised Officer.

- 10) 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.
- 11) 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.
- 12) 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.
- 13) 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.
- 14) The Successful Tenderer shall, at his cost, get the Electricity/ Water/ Sewerage connection etc. and any other common services transferred in his name.
 1. The Authorised Officer has obtained EC/ search report regarding the property from 27.02.2018 to 15.08.2023 and it contains no encumbrance.
 2. For any further information and for inspection of property, the intended Tenderers may contact the Authorised Officer or The South Indian Bank Ltd., Branch Ambalapuzha during working hours or may contact (Tel. No. 0469 2603203 / 2603205) or The South Indian Bank Ltd., Branch Mallapally (Tel. No. 9367779533/9526343377).

For The South Indian Bank Ltd.


Authorised Officer
(Chief Manager)
Regional Office, Thiruvalla

AUTHORISED OFFICER
(CHIEF MANAGER)

Date: 19.08.2023

Place: Thiruvalla

