

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank had issued demand notice dated 08.01.2021 to the borrowers, Ms. Nisha Jeevan, Proprietrix of M/s Varikattu Stores at V/297/, Central Junction, Karukachal, Kottayam - 686540 and guarantor Mr. Jeevan Prakash Tagore, both residing at Varikkattu Madom, Poothakuzhy P O, Pampady, Kottayam, Kerala – 686521, 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 11.11.2022

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.27,94,593.30 (Rupees Twenty Seven Lakhs Ninety Four Thousand Five Hundred Ninety Three and Paise Thirty Only) as on 28.02.2023 with further interest and costs there on, subject to the following terms and conditions;

DETAILS OF IMMOVABLE PROPERTY

Name of Property Owners	Jeevan Prakash Tagore & Nisha Jeevan
Property Description	<p><u>Item No.1</u></p> <p>All that is part and parcel of property having an extent of 10.11 Ares in Pampady village in SY No.191/3 of Kottayam Taluk, Kottayam District in the name of Mr. Jeevan Prakash vide gift deed no.1817/1999 dated 27.09.1999 bounded on the north by Property of Nedumangattu, East by Own property, South by PWD road and west by property of Mohanlal.</p> <p><u>Item No.2</u></p> <p>All that is part and parcel of property having an extent of 10.12 Ares in Pampady village in SY No.191/3/1 of Kottayam Taluk, Kottayam District in the name of Ms. Nisha Jeevan vide settlement deed no.470/2016 dated 11.04.2016 bounded on the North by Property of Nedumangattu, East by property of Jeevan Prakash, South by PWD road and west by property of Mohanlal.</p> <p>(The above properties are lying continuous to each other)</p>
Reserve Price	Rs.50,00,000/- (Rupees Fifty Lakhs Only)
Earnest Money Deposit (EMD)	Rs.5,00,000/- (Rupees Five Lakhs Only)



Name of Property Owners	Jeevan Prakash Tagore
Property Description	<u>Item No.03</u> All that is part and parcel of property having an extent of 16.51 Ares with building therein having an approximate area of 1250 Sq. Ft. of Pampady Grama Panchayath, Block No. 40 with Old Survey No. 353/ 1F/12 and Re- Survey No. 191/3-3 in Pambady Village, Kottayam Taluk, Kottayam District in the name of Jeevan Prakash Tagore vide Settlement Deed No. 1873/ 2001 dated 15.10.2001 of Pambady S.R.O. bounded on the North by remaining property Sudhakumari, South by Kuttickal - Poothakuzhi Road, East by Balance property of Sudhakumari and West by Property of Nisha Jeevan & Jeevan Prakash
Reserve Price	Rs.46,00,000/- (Rupees Forty Six Lakhs Only)
Earnest Money Deposit (EMD)	Rs.4,60,000/- (Rupees Four Lakhs Sixty Thousand Only)

Date and Place of Sale	29 th April 2023 AT 12.00 NOON At The south Indian Bank Ltd., Regional Office: 2 nd Floor, TMJ Complex, Ramanchira, Thiruvalla - 689 107
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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 Karukachal Branch at Ground Floor, LARA Tower, Vazhoor Road, Pincode - 686540 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).
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 29.04.2023
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 29.04.2023 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 for the period from 01.01.2000 till 05.11.2022 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 : 15.03.2023

Place : Thiruvalla



For The South Indian Bank Ltd.


Authorised Officer
AUTHORISED OFFICER
(Chief Manager)
Regional Office, Thiruvalla