

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank had issued Demand Notice dated 20.07.2021 to the Borrower, Mr. Jobi Joseph and Guarantor, Mrs. Lizy Xavier, both residing at Kooliparambil House, Velanilam PO, Mundakayam, PIN : 686514 and Demand Notice dated 19.02.2022 to the Borrower, M/s Green Care, Represented by its Proprietor Mr. Jobi Joseph having registered address at Kooliparambil Building, Mundakayam, PIN : 686513 and Guarantor Mrs Lizy Xavier, both residing at Kooliparambil House, Velanilam PO, Mundakayam, PIN : 686514 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 properties, 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 02.02.2022

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. 1,64,89,850.31 (Rupees One Crore Sixty Four Lakhs Eighty Nine Thousand Eight Hundred Fifty and Paise Thirty One Only) in cash credit account as on 31.01.2023, Rs. 33,32,682.30 (Rupees Thirty Three Lakhs Thirty Two Thousand Six Hundred Eighty Two and Paise Thirty Only) in MSE working capital account as on 31.01.2023, Rs. 37,09,799.74 (Rupees Thirty Seven Lakhs Nine Thousand Seven Hundred Ninety Nine and Seventy Four Paise Only) in ECLGS business enterprises account as on 30.01.2023 with regard to M/s Green Care, Rs. 15,93,211.98 (Rupees Fifteen Lakhs Ninety Three Thousand Two Hundred Eleven and Paise Ninety Eight Only) in housing loan account as on 29.01.2023 with regard to Mr. Jobi Joseph with further interest and costs there on, subject to the following terms and conditions;

DETAILS OF IMMOVABLE PROPERTIES

Name of Property Owner	Mr. Joby Joseph
PROPERTY DESCRIPTION	
All that part and parcel of land admeasuring 28.07 Ares (Equivalent to 69.36 Cents) comprised in Re.Sy.No.330/1-11, 330/1-10, 330/1-1, 330/1-13 (Old Sy.No. 447) of Mundakayam Village, Kanjirappally Taluk, Kottayam District, together with the residential building situated therein having an approximate built up area of 3300 Sq.ft, bearing H.No. I/108 of Mundakayam Panchayath, and all other improvements made therein, owned by Joby Joseph., more fully described in Sale deed No.2539/2009 Dated 08.09.2009 of SRO Kanjirappally, bounded North by Property of Josekutty Kuttiyanikal , South by Property of KV Kurian Pottamkulam, East by Pulluka River and West by Mundakayam- Koottickal Road.	
Reserve Price	Rs. 1,04,66,000 (Rupees One Crore Four Lakhs Sixty Six Thousand Only)
Earnest Money Deposit (EMD)	Rs. 10,46,600 (Rupees Ten Lakhs Forty Six Thousand Six Hundred Only)

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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



Date and Place of Sale	30th March, 2023 AT 12.00 NOON At The South Indian Bank Ltd., Regional Office: 2nd 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 Mundakayam Branch at Do.No.341(C), Kuttanchirayil Building, Mundakkayam P.O., Kottayam, Kerala - 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 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 30.03.2023**. Interested Tenderers shall submit separate Tender Forms for each property.
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 **30.03.2023 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

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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

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 01.01.1991 till 01.02.2023 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 Mundakayam (Tel. No. 04828-272880)** during working hours.

For The South Indian Bank Ltd.

Authorised Officer
(Chief Manager)

Regional Office, Tiruvalla

AUTHORISED OFFICER

(Chief Manager)

Regional Office - Thiruvalla

Date : 20.02.2023

Place: Thiruvalla

