

## TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank had issued Demand Notice dated 05.09.2019 to the borrower, Mrs. Mercy Raju, W/o.K.M. Raju, Proprietor, M/s.M.G.V.S. and Chemicals, Arukalickal West, Vayala P. O., Parakode, Pin-691554, and Guarantor, Mr. K.M.Raju, S/o.Mathai, both residing at Kochuthundil House, Emson Nagar, Paracode P.O., Ezhamkulam, Pin-691554, in the account of M/s. M.G.V.S. and Chemicals and the borrower M/s. Karuna Agencies, Arukalickal West, Vayala P. O., Parakode, Pin-691554 and Partners, (1) Mrs. Mercy Raju, W/o.K.M. Raju and (2) Mr.K.M.Raju, S/o.Mathai, both residing in the above address, in the account of M/s.Karuna Agencies, and the borrower, Mrs. Teena K. Raju, W/o. Thomas Philip, Proprietor, M/s.Emson Associates, Kochuthundil House, Emson Nagar, Paracode P.O., Ezhamkulam, Pin-691554, and Guarantors, (1) Mrs. Mercy Raju, W/o. K.M. Raju, (2) Mr.K.M.Raju, S/o.Mathai, both residing in the above address and (3) Mr.Thomas Philip, S/o. Philip, Mundiyl House, Thukalassery, Thiruvalla, Pin-689115, in the account of M/s.Emson Associates, and the borrower, Mr.Tiju K. Raju, S/o.K.M. Raju, Proprietor, M/s.Emson Agencies, Kochuthundil House, Emson Nagar, Paracode P.O., Ezhamkulam, Pin-691554, and Guarantors, (1) Mrs.Mercy Raju, W/o.K.M. Raju and (2) Mr.K.M.Raju, S/o.Mathai, both residing in the above address, in the account of M/s.Emson Agencies, 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 physical 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 27.05.2022.

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.1,87,18,019.25 (Rupees One Crore Eighty Seven Thousand Eighteen Thousand Nineteen and Paise Twenty Five Only) in the following limits as on 30.06.2022 with further interest and costs there on, subject to the following terms and conditions;

Sl. No	Nature of facility & Account Number	Account Name	Limit (In Rs)	Balance Outstanding (In Rs)
1	Cash Credit - General 0382658000000236	Karuna Agencies	60,00,000.00	46,10,320.61
2	Cash Credit - General 0382658000000237	Emson Agencies	30,00,000.00	46,79,208.47
3	Cash Credit - General 0382658000000239	Emson Associates	25,00,000.00	37,46,815.46





4	Cash Credit - General 0382658000000238	MGVS Chemicals	20,00,000.00	21,82,716.49
5	FSL- General 0382658000000240	Tiju K Raju	20,00,000.00	24,98,598.80
6	SIB - Housing Loan 0382658000000241	Mercy Raju	25,00,000.00	10,00,359.42

Name of property owner	Mr. K M Raju & Ms. Mercy Raju
<b>DESCRIPTION OF PROPERTY</b>	
<p><b>Item No. I</b></p> <p>All that part and parcel of land admeasuring 6.65 Ares comprised in Sy No:385/2H, Re.Sy.No. 191/14, Block No:19 of Ezhamkulam Village, Adoor Taluk, Pathanamthitta District, together with the buildings and all other improvements made therein, owned by Mr.K.M. Raju, more fully described in Sale deed No.160/1999 dated 19.02.1999 of SRO Enathu, bounded (as per title deeds) on the NORTH by Property of Mercy Raju, SOUTH by Property of Sarojini Amma, EAST by Private Property and WEST by Property of Gopinathan</p> <p><b>Item No. II</b></p> <p>All that part and parcel of land admeasuring 5.66 Ares comprised in Sy No:385/2D Re.Sy.No. 191/4-1 of Ezhamkulam Village, Adoor Taluk, Pathanamthitta District, together with the buildings and all other improvements made therein, owned by Mr.K.M. Raju, more fully described in Sale Deed No.139/1999 dated 04.02.1993 of SRO Enadimangalam, bounded (as per title deeds) on the NORTH by Property of Devalal, SOUTH by Property of Charuvila, EAST by Property of Devalal and WEST by Panchayath Road</p> <p><b>Item No. III</b></p> <p>All that part and parcel of land admeasuring 32.24 Ares comprised in Sy No:385/2H,386/1A Re.Sy.No.191/4, Block No:19 of Ezhamkulam Village, Adoor Taluk, Pathanamthitta District, together with the buildings and all other improvements made therein, owned by Mrs.Mercy Raju, more fully described in Settlement deed No.670/1993 dated 08.06.1993 of SRO Enathu, bounded (as per title deeds) on the NORTH by Property of Aliyar and another, SOUTH by Property of Daniel and Sidhardhan, EAST by Property of Sidhardhan and Janardhanan &amp; WEST by Property of Gomathy and others</p> <p>The above properties (Item No. I to III above) are lying continuous to each other and the common boundaries of the same are as follows:</p> <p>North : Panchayath Road  South : Property of Gopi &amp; Property of Johny  East : Private Property  West : Panchayath Road</p>	





Reserve Price	Rs.88,00,000/- (Rupees Eighty Eight Lakhs Only)
Earnest Money Deposit (EMD)	Rs.8,80,000/- (Rupees Eight Lakhs Eighty Thousand Only)
Date and Place of Sale	31 <sup>st</sup> August 2022 at 12.00 Noon At the South Indian Bank Ltd., Regional Office, II <sup>nd</sup> 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/ Ezhamkulam Branch at Emson Complex, K P Road, Parakode P O, Ezhamkulam, Adoor, Parakode, Pathanamthitta, Pincode - 691554 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/ RTGS drawn in favour of "The Authorised Officer, The South Indian Bank Ltd." payable at Thiruvalla.
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, 2<sup>nd</sup> Floor, TMJ Complex, Ramanchira, Thiruvalla - 689107 along with the Tender in a sealed cover before 11.00 AM on 31.08.2022.
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 31.08.2022 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 01.01.2002 to 22.12.2021 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 2603204 / 2603205) or The South Indian Bank Ltd., Branch Ezhamkulam (Tel. No. 04734-244699) during working hours.

Date : 16.07.2022  
Place : Thiruvalla



For The South Indian Bank Ltd.

Authorised Officer  
(Chief Manager)

Regional Office, Thiruvalla  
**AUTHORISED OFFICER**  
(Chief Manager)

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