

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank had issued Demand Notice dated 16.06.2021 to the borrowers, (1) Mr.Anandakumar, Proprietor of M/s V S K Exports and Guarantor (2)Ms.Kavitha S. P., W/o Anandakumar, both residing at Kumar Gardens, Haripad, Alappuzha - 690514, 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 05.07.2022.

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.3,39,11,859.79 (Rupees Three Crore Thirty Nine Lakhs Eleven Thousand Eight Hundred Fifty Nine and Paise Seventy Nine 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	Limit (In Rs)	Balance Outstanding
1	CASH CREDIT – GENERAL 0055083000060284	1,50,00,000.00	Rs.1,71,11,743.00
2	FSL - GEN NON EMI COMPOUND 0055655000000400	61,83,000.00	Rs.76,63,433.89
3	FSL - GEN NON EMI COMPOUND 0055655000000409	17,00,000.00	Rs.20,77,580.83
4	WORKING CAPITAL TL RESTRUCTURED 0055652000001245	40,00,000.00	Rs.46,32,834.97
5	FUNDED INTEREST TL RESTRUCTURED 0055652000001246	6,60,000.00	Rs.2,39,223.51
6	FUNDED INTEREST TL RESTRUCTURED 0055652000001247	10,63,000.00	Rs.11,77,253.08
7	FUNDED INTEREST TL RESTRUCTURED 0055652000001248	13,23,000.00	Rs.10,09,790.51
TOTAL (Rupees Three Crore Thirty Nine Lakhs Eleven Thousand Eight Hundred Fifty Nine and Paise Seventy Nine Only)			Rs.3,39,11,859.79

Item No.01	
Name of property owner	Mr. Anandakumar K N
DESCRIPTION OF PROPERTY	
All that part and parcel of land admeasuring 12.66 Ares (31.28 Cents) along with residential building admeasuring 1200 Sq. ft. and other usufructs and improvements thereon situated in Re. Sy. No. 286/7-2 (Old Sy No. H454/1, H/457A, H383/2) of Haripad village, Karthikapally Taluk, within the Sub-Registration District of Haripad and within Alappuzha District vide Sale Deed No. 1558/2004 Dt.22.05.2004 of SRO Haripad and bounded on the North by Property of Jagadamma, East by Road and property of Majeed Muzhachumoottil, South by Property of Benny and NSS Office and West by Pathway	
Reserve Price	Rs.2,61,10,000/- (Rupees Two Crore Sixty One Lakhs Ten Thousand Only)
Earnest Money Deposit (EMD)	Rs.26,11,000/- (Rupees Twenty Six Lakhs Eleven Thousand Only)
Item No.02	
Name of property owner	Ms. Kavitha S P & Mr. Anandakumar K N
DESCRIPTION OF PROPERTY	
All that part and parcel of land admeasuring 16.99 Ares (13.76 Ares+ 3.23 Ares) along with residential building under construction admeasuring 5908 Sq. ft. and other usufructs and improvements thereon situated in Re. Sy. No. 343/12-2 & 343/40 of Haripad Village, Haripad Taluk within the Sub-Registration District of Karthikapally and within Alappuzha District vide Sale Deed No. 1137/2005 Dt.10.05.2005 & 1032/2011 Dt.10.04.2011 of SRO Haripad and bounded on the North by Property of Syam Jose, East by Municipal Road, South by Property of John Mappilatharayil and Randheer Kumar and West by Property of Harikumar	
Reserve Price	Rs.1,92,80,000/- (Rupees One Crore Ninety Two Lakhs Eighty Thousand Only)
Earnest Money Deposit (EMD)	Rs.19,28,000/- (Rupees Nineteen Lakhs Twenty Eight Thousand Only)

Date and Place of Sale	31st August 2022 at 12.00 Noon At the South Indian Bank Ltd., Regional Office, IInd 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/ Nangiarkulangara Branch at Gokulam Building, 1/271-A, NH47, Nangiarkulangara P O, Alappuzha Pincode-690513 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, 2nd 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 properties from 01.01.2000 up to 24.01.2022 and it contains the following encumbrances:
 - a. An entry dated 29.06.2019, No.F56/2019, as OA No.276/2019 by Hon'ble Debt Recovery Tribunal II, Ernakulam for an amount of Rs.1,15,01,384/-
 - b. An entry dated 18.08.2021, No.F91/2021, as Prohibitory Order Ref No.7920 17 18, by District Collector, Special Deputy Tahasildar, R R, KSFE Limited for an amount of Rs.36,96,477/-
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 Nangiarkulangara (Tel. No. 0479-2412705) during working hours.

Date : 21.07.2022

Place : Thiruvalla



For The South Indian Bank Ltd.


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

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