

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank had issued Demand Notice dated 06.12.2016 to (1) **Mr.M K Rahim**, Prop:of M/s M K Stores, Azhiparambil House, Puzhavathu, Anandapuram, Changanassery, Kottayam District-686101(2) **Mrs.Ayishath Rahim**, W/o M K Rahim, Azhiparambil House, Puzhavathu, Anandapuram, Changanassery, Kottayam District-686101 (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 10.03.2022.

AND WHEREAS, the borrower/guarantor have failed to pay the amount in full, Notice is hereby given that the immovable properties 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 of a sum of **Rs.2,19,68,112.97** (Rupees Two Crore Nineteen Lakh Sixty Eight Thousand One Hundred and Twelve and paise Ninety Seven only) as on 30.06.2022 with further interest and costs from 01.07.2022, subject to the following terms and conditions: -

Name of Property Owner	Mr Rahim M K
Description of property	All that piece and Parcel of land having an extent of 5 Ares 70 Sq. Mts. (equivalent to 14.00 cents; 5 Ares 40 Sq. Mts. as per Revenue Records) with all rights and improvements thereon along with Residential building having an approximate area of 1,350 Sq. ft. constructed thereon in Changanassery Municipality in Survey No. 52/33A, Re Survey No. 48, Re Sy Block No. 180 in Changanassery Village, Changanassery Taluk and Kottayam District, more fully mentioned in Sale Deed No. 265/2008 dated 24.01.2008 and Correction Deed 181/13 dated 22.01.2013, both registered at Sub Registrar Office, Changanassery and bounded as follows: - North : Property of Lakshmikutty South : Private Road

The South Indian Bank Ltd.,
Regional Office Trivandrum: TC 31/151, YWCA Building, 3rd floor, M.G. Road, Statue Junction, Trivandrum, Kerala - 695 001.

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Regd. Office : SIB House, TB Road, Mission Quarters, Thrissur, Kerala - 680001
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	East : Property of Radhakrishnan West : Road
Reserve Price	Rs.52,71,000/- (Rupees Fifty Two Lakh Seventy One Thousand only)
Earnest Money Deposit (EMD)	Rs.5,27,100/- (Rupees Five lakh Twenty Seven thousand One Hundred only)
Date and Place of Sale	27.09.2022 at 11.30 AM at The South Indian Bank Limited, Regional Office, 2nd Floor, TMJ Complex, M C Road, Ramanchira P O., Muthoor, Thiruvalla-689107

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/ Pathanapuram branch at Kollam District and Regional Office at Trivandrum 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 RTGS /DD drawn in favour of "The Authorised Officer, The South Indian Bank Ltd." payable at Trivandrum.
- 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-Thiruvalla, along with the Tender in a sealed cover before 11.00 AM on 27.09.2022.
- 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 27.09.2022 at 11.00 AM. 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 report of the property from 09.04.2013 to 18.05.2022 and has noted encumbrances of Additional District Court,



Kakinada dated 01.02.2017, Addl JFC Magistrate Kakinada dated 24.09.2018 and Family Court Chavara dated 10.11.2020. However, these are subsequent encumbrances after the date of mortgage of the same property and hence the bank being secured creditor has first charge by way of priority over the said property and the sale proceeds thereof.

- 17) For any further information and for inspection of property, the intended Tenderers may contact the Authorised Officer or The South Indian Bank Ltd., Pathanapuram Branch during working hours.

Date : 05.09.2022

Place : Trivandrum



For The South Indian Bank Ltd.


AUTHORISED OFFICER

The South Indian Bank Ltd.,

Regional Office Trivandrum: TC 31/151, YWCA Building, 3rd floor, M.G. Road, Statue Junction, Trivandrum, Kerala - 695 001.

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