

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank had issued Demand Notice dated 28.08.2019 to borrowers 1) M/s Swarna Alappatt Jewellery Rep by its partners Room No 3/352 Main Road, Padukkadu, Viyyur P O Thrissur, Kerala - 680010 2) Mr Vincent Alappatt Partner of M/s Swarna Alappatt Jewellery S/o A K Ouseph Alappatt House Kottekkad, Kuttur P O Thrissur- 680013 3) Mr Sunil Alappatt Partner of M/s Swarna Alappatt Jewellery S/o A K Ouseph Alappatt House Kottekkad, Kuttur P O Thrissur- 680013 4) Mr Dhipu S/o Gopalakrishnan Vilakkathara House Pottore P O, Thrissur Pin - 680581 5) Mrs Meena Alappatt D/o A K Ouseph Alappatt House Kottekkad, Kuttur P O Thrissur- 680013, 6) Mrs Julie W/o Vincent Alappatt Alappatt House Kottekkad, Kuttur P O Thrissur- 680013 7) Mrs Villmol w/o Sunil Alappatt Alappatt House Kottekkad, Kuttur P O Thrissur- 680013 as Co-obligants/ Guarantors 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 Symbolic possession of 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 with respect to property Item 1 and 2 on 28/11/2019 and physical possession with respect to property item No: 3 to 8 on 13.11.2020

AND WHEREAS, the borrower/ guarantors have failed to pay the amount, 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.11,16,78,515.87/- (Rupees Eleven Crores Sixteen Lakhs Seventy Eight Thousand Five Hundred Fifteen and paisa Eighty Seven Only) as on 14-11-2023 with further interest and costs, subject to the following terms and conditions: -

Item No 1													
Name of Property Owner	Mr Vincent Alappatt and Mrs Meena Alappatt												
Description of property	<p>All that piece and parcel of land having an extent of 3.64 Ares (Approximately equivalent to 9 cents) with all rights and improvements thereon along with building having an approximate area of 5290.14 Sq. ft. constructed thereon in Old Survey No. 206/Part and Re Sy No 217/5 ; in Kuttur Village, Thrissur Taluk, Thrissur District, owned by Mr Vincent Alappatt and Mrs Meena Alappatt and more fully mentioned in Sale Deed No. 5830 of 1999 dated 07/12/1999 registered at Sub Registrar Office, Ayyanthole and bounded as follows -</p> <table><tr><td>North</td><td>:</td><td>Property of Putthukkara Varghese (property of Putthukkara Anthony as per primary title deed)</td></tr><tr><td>South</td><td>:</td><td>Road</td></tr><tr><td>East</td><td>:</td><td>Road</td></tr><tr><td>West</td><td>:</td><td>Property of Kanjiraparambil Jose</td></tr></table>	North	:	Property of Putthukkara Varghese (property of Putthukkara Anthony as per primary title deed)	South	:	Road	East	:	Road	West	:	Property of Kanjiraparambil Jose
North	:	Property of Putthukkara Varghese (property of Putthukkara Anthony as per primary title deed)											
South	:	Road											
East	:	Road											
West	:	Property of Kanjiraparambil Jose											
Reserve Price	1,28,00,000/- (One Crore Twenty Eight Lakhs Only)												
Earnest Money Deposit (EMD)	Rs 12,80,000/- (Rupees Twelve Lakh Eighty Thousand Only) by way of DD favouring "Authorised Officer, The South Indian Bank Ltd." Payable at Thrissur/RTGS to "the Account No. 0084073000004388 of Authorised Officer, The South Indian Bank Ltd.". DD/RTGS receipt												

The South Indian Bank Ltd., Regional Office Thrissur, Platinum Jubilee Building, Civil Lane Road, Ayanthole Thrissur-680003. Ph:9746922408

| ro1006@sib.co.in

Regd. Office : SIB House, TB Road, Mission Quarters, Thrissur, Kerala - 680001

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AUTHORISED OFFICER

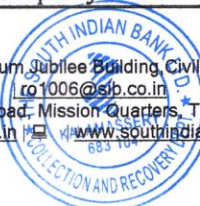
	along with tender letter in a sealed cover to be submitted to the Authorised Officer before 12.30 PM on 07-12-2023.																
Date and Place of Sale	07-12-2023 at 12.30 PM, The South Indian Bank Ltd, Regional Office, Platinum Jubilee Building ,Civil Lane Road Ayyanthole ,Thrissur-680003,Kerala																
Item No 2																	
Name of Property Owner	Mr Vincent Alappatt and Mr. Sunil Alappatt																
Description of property	<p>All that piece and Parcel of land having total extent of 9.99 Ares (Approximately equivalent to 24.68 cents) with all rights and improvements thereon, along with building (with basement, ground floor plus 3 floors and Mezanine floor) having a total approximate area of 18,000 Sq. ft. situated in Kolazhy Panchayath. The total land is comprised of the following extent of properties;</p> <ol style="list-style-type: none"> Land having a total extent of 1.98 Ares (Approximately equivalent to 4.90 cents) in Old Survey No. 562/3 part and Re Sy No 305/3 part ; in Kolazhy Village, Thrissur Taluk, Thrissur District, owned by Mr Vincent Alappatt and Mr Sunil Alappatt and more fully mentioned in Sale Deed No. 4431 of 2012 dated 03/09/2012 registered at Sub Registrar Office, Thrissur bounded as follows - <table border="1"> <tr> <td>North</td><td>: Property of Kuttikkattu Venu.</td></tr> <tr> <td>South</td><td>: Property of Viswanathan Shenoi and Vadakken Varu Thomas</td></tr> <tr> <td>East</td><td>: 3.5 Meter private road and property of Vincent Alappatt and Sunil Alappatt</td></tr> <tr> <td>West</td><td>: Property of Mangattuparambil Sreedharan and others</td></tr> </table> Land having a total extent of 2.15 Ares (Approximately equivalent to 5.30 cents) in Old Survey No. 562/3 part and Re Sy No 305/3 part ; in Kolazhy Village, Thrissur Taluk, Thrissur District, owned by Mr Vincent Alappatt and Mr Sunil Alappatt and more fully mentioned in Sale Deed No. 4432 of 2012 dated 03/09/2012 registered at Sub Registrar Office, Thrissur bounded as follows - <table border="1"> <tr> <td>North</td><td>: 3.5 Meter private road and property of Kuttikkattu Venu and others</td></tr> <tr> <td>South</td><td>: Property of Viswanathan Shenoi and Vadakken Varu Thomas</td></tr> <tr> <td>East</td><td>: Property of Vincent Alappatt and Sunil Alappatt</td></tr> <tr> <td>West</td><td>: 3.5 Meter private road and property of Vincent Alappatt and Sunil Alappatt</td></tr> </table> Land having a total extent of 2.93 Ares (Approximately equivalent to 7.24 cents) in Old Survey No. 562/3 part and Re Sy No 305/3 part ; in Kolazhy Village, Thrissur Taluk, 	North	: Property of Kuttikkattu Venu.	South	: Property of Viswanathan Shenoi and Vadakken Varu Thomas	East	: 3.5 Meter private road and property of Vincent Alappatt and Sunil Alappatt	West	: Property of Mangattuparambil Sreedharan and others	North	: 3.5 Meter private road and property of Kuttikkattu Venu and others	South	: Property of Viswanathan Shenoi and Vadakken Varu Thomas	East	: Property of Vincent Alappatt and Sunil Alappatt	West	: 3.5 Meter private road and property of Vincent Alappatt and Sunil Alappatt
North	: Property of Kuttikkattu Venu.																
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East	: Property of Vincent Alappatt and Sunil Alappatt																
West	: 3.5 Meter private road and property of Vincent Alappatt and Sunil Alappatt																



	<p>Thrissur District, owned by Mr Vincent Alappatt and Mr Sunil Alappatt and more fully mentioned in Sale Deed No. 2362 of 2011 dated 01/06/2011 registered at Sub Registrar Office, Thrissur bounded as follows -</p> <table><tr><td>North</td><td>:</td><td>Thodu</td></tr><tr><td>South</td><td>:</td><td>Property of Vincent Alappatt and Sunil Alappatt.</td></tr><tr><td>East</td><td>:</td><td>PWD Road.</td></tr><tr><td>West</td><td>:</td><td>Property of Kuttikkattu Venu and others</td></tr></table> <p>4. Land having a total extent of 2.93 Ares (Approximately equivalent to 7.24 cents) in Old Survey No. 562/3 part and Re Sy No 305/3 part ; in Kolazhy Village, Thrissur Taluk, Thrissur District, owned by Mr Vincent Alappatt and Mr Sunil Alappatt and more fully mentioned in Sale Deed No. 2361 of 2011 dated 01/06/2011 registered at Sub Registrar Office, Thrissur bounded as follows -</p> <table><tr><td>North</td><td>:</td><td>Property of Vincent Alappatt and Sunil Alappatt.</td></tr><tr><td>South</td><td>:</td><td>Property of Chalakkal Xavier</td></tr><tr><td>East</td><td>:</td><td>PWD Road.</td></tr><tr><td>West</td><td>:</td><td>Remaining property of Ranjini and property of Kuttikat Venu.</td></tr></table>	North	:	Thodu	South	:	Property of Vincent Alappatt and Sunil Alappatt.	East	:	PWD Road.	West	:	Property of Kuttikkattu Venu and others	North	:	Property of Vincent Alappatt and Sunil Alappatt.	South	:	Property of Chalakkal Xavier	East	:	PWD Road.	West	:	Remaining property of Ranjini and property of Kuttikat Venu.
North	:	Thodu																							
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South	:	Property of Chalakkal Xavier																							
East	:	PWD Road.																							
West	:	Remaining property of Ranjini and property of Kuttikat Venu.																							
Reserve Price	Rs 3,92,00,000/- (Rupees Three Crore Ninety Two Lakhs Only)																								
Earnest Money Deposit (EMD)	Rs 39,20,000/- (Rupees Thirty Nine Lakh Twenty Thousands Only) by way of DD favouring "Authorised Officer, The South Indian Bank Ltd." Payable at Thrissur/RTGS to "the Account No. 0084073000004388 of Authorised Officer, The South Indian Bank Ltd.". DD/RTGS receipt along with tender letter in a sealed cover to be submitted to the Authorised Officer before 12 PM on 07-12-2023.																								
Date and Place of Sale	07-12-2023 at 12.30 PM, The South Indian Bank Ltd, Regional Office, Platinum Jubilee Building ,Civil Lane Road Ayyanthole ,Thrissur 68003,Kerala																								
Item No 3																									
Name of Property Owner	Mrs Julie and Mrs Wilmol																								
Description of property	<p>All that piece and Parcel of land having an extent of 3.94 Ares (Approximately equivalent to 9.75 cents) with all rights and improvements thereon situated in Thrissur Corporation in Survey Nos 856/1P & 856/2Part; in Ollukkara Village, Thrissur Taluk, Thrissur District, owned by Mrs Julie and Mrs Wilmol and more fully mentioned in Sale Deed No. 2011 of 2006 dated 16/05/2006 registered at Sub Registrar Office, Ollukkara and bounded as follows -</p> <table><tr><td>North</td><td>:</td><td>Property of Company</td></tr></table>	North	:	Property of Company																					
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	<table><tr><td>South</td><td>:</td><td>Road</td></tr><tr><td>East</td><td>:</td><td>Property of Vellara Porinju Francis</td></tr><tr><td>West</td><td>:</td><td>Property Cherian S/o of Kattumathu Antony</td></tr></table>	South	:	Road	East	:	Property of Vellara Porinju Francis	West	:	Property Cherian S/o of Kattumathu Antony						
South	:	Road														
East	:	Property of Vellara Porinju Francis														
West	:	Property Cherian S/o of Kattumathu Antony														
Reserve Price	Rs 37,00,000/- (Rupees Fifty Three Lakhs Nineteen Thousand Only)															
Earnest Money Deposit (EMD)	Rs 3,70,000/- (Rupees Three Lakh Seventy Thousands Only) by way of DD favouring "Authorised Officer, The South Indian Bank Ltd." Payable at Thrissur/RTGS to "the Account No. 0084073000004388 of Authorised Officer, The South Indian Bank Ltd.". DD/RTGS receipt along with tender letter in a sealed cover to be submitted to the Authorised Officer before 12 PM on 07-12-2023.															
Date and Place of Sale	07-12-2023 at 12.30 PM, The South Indian Bank Ltd, Regional Office, Platinum Jubilee Building ,Civil Lane Road Ayyanthole ,Thrissur-68003,Kerala															
Item No 4 and 5																
Name of Property Owner(Item No:4 and 5)	Mr. Vincent Alapatt															
Description of property	<p>Item No:4</p> <p>All that piece and Parcel of land having an extent of 1.86 Ares (Approximately equivalent to 4.60 cents) with all rights and improvements thereon situated in Kolazhy Panchayath, in Old Survey No. 496/3 part and Re Sy No 332/7Part; in Pottore Village, Thrissur Taluk, Thrissur District, owned by Mr Vincent Alappatt and more fully mentioned in Sale Deed No. 3822 of 2013 dated 16/08/2013 registered at Sub Registrar Office and Sale Deed No. 1106 of 2014 dated 05/03/2014 registered at Sub Registrar Office, Thrissur , Thrissur and bounded as follows -</p> <table><tr><td>North</td><td>:</td><td>Property of Shoshannam</td></tr><tr><td>South</td><td>:</td><td>Panchayath Road</td></tr><tr><td>East</td><td>:</td><td>Property of Rajesh and Others</td></tr><tr><td>West</td><td>:</td><td>Property of Vincent Alappatt</td></tr></table> <p>Item No 5</p> <p>All that piece and Parcel of land having an extent of 1.60 Ares (Approximately equivalent to 3.95 Cents) with all rights and improvements thereon situated in Kolazhy Panchayath, in Old Survey No. 496/3 part and Re Sy No 332/7Part; in Pottore Village, Thrissur Taluk, Thrissur District, owned by Mr Vincent Alappatt and more fully mentioned in Sale Deed No. 3821 of 2013 dated 16/08/2013 registered at Sub Registrar Office, Thrissur and bounded as follows -</p> <table><tr><td>North</td><td>:</td><td>Property of Shoshannam</td></tr></table>	North	:	Property of Shoshannam	South	:	Panchayath Road	East	:	Property of Rajesh and Others	West	:	Property of Vincent Alappatt	North	:	Property of Shoshannam
North	:	Property of Shoshannam														
South	:	Panchayath Road														
East	:	Property of Rajesh and Others														
West	:	Property of Vincent Alappatt														
North	:	Property of Shoshannam														



	South : Panchayath Road
	East : Property of Vincent Alappatt (Property sold to Dhipu and another)
	West : Property of Kurishupally
Reserve Price (Item 4 and 5)	Rs 15,00,000/- (Rupees Fifteen Lakhs Only)
Earnest Money Deposit (EMD)	Rs 1,50,000/- (Rupees One Lakh Fifty Thousand Only) by way of DD favouring "Authorised Officer, The South Indian Bank Ltd." Payable at Thrissur/RTGS to "the Account No. 0084073000004388 of Authorised Officer, The South Indian Bank Ltd.". DD/RTGS receipt along with tender letter in a sealed cover to be submitted to the Authorised Officer before 12.30 PM on 07-12-2023.
Date and Place of Sale	07-12-2023 at 12.30 PM, The South Indian Bank Ltd, Regional Office, Platinum Jubilee Building ,Civil Lane Road Ayyanthole ,Thrissur-68003,Kerala

Item No 6 and 7													
Name of Property Owner	Item No:6 Mr. Dhipu and Mr. Vincent Alappatt Item No:7 Mr. Vincent Alappatt												
Description of property	<p>Item No:6 All that piece and Parcel of land having an extent of 1.62 Ares (Approximately equivalent to 4.00 cents) with all rights and improvements along with building situated in Kolazhy Panchayath in Old Survey No. 6/2 part and Re Sy 3/ 6 part ,ReSy Block No:54; in Kuttur Village, Thrissur Taluk, Thrissur District, owned by Mr Dhipu and Mr Vincent Alappatt and more fully mentioned in Sale Deed No. 2670 of 2014 dated 25/06/2014 registered at Sub Registrar Office, Ayyanthole and bounded as follows -</p> <table border="1"> <tr> <td>North</td><td>: Property of Radhamani (Property of P K Narayanan Nair as per primary title deed)</td></tr> <tr> <td>South</td><td>: Property of Vincent</td></tr> <tr> <td>East</td><td>: Property of Franco (Property sold by Mapranath Prasad and Renuka as per primary title deed)</td></tr> <tr> <td>West</td><td>: 5 meter wide Private Road</td></tr> </table> <p>Item No: 7 All that piece and Parcel of land having an extent of 1.62 Ares (Approximately equivalent to 4.00 cents) with all rights and improvements thereon situated in Kolazhy Panchayath in Old Survey No. 6/2 part and Re Sy No. 3/6 part ; in Kuttur Village, Thrissur Taluk, Thrissur District, owned by Mr Vincent Alappatt and more fully mentioned in Sale Deed No. 2671 of 2014 dated 25/06/2014 registered at Sub Registrar Office, Ayyanthole and bounded as follows -</p> <table border="1"> <tr> <td>North</td><td>: Property of Dhipu and Vincent Alappatt (Property sold to Dhipu and others as per primary title deed).</td></tr> <tr> <td>South</td><td>: Property of Jaleel</td></tr> </table>	North	: Property of Radhamani (Property of P K Narayanan Nair as per primary title deed)	South	: Property of Vincent	East	: Property of Franco (Property sold by Mapranath Prasad and Renuka as per primary title deed)	West	: 5 meter wide Private Road	North	: Property of Dhipu and Vincent Alappatt (Property sold to Dhipu and others as per primary title deed).	South	: Property of Jaleel
North	: Property of Radhamani (Property of P K Narayanan Nair as per primary title deed)												
South	: Property of Vincent												
East	: Property of Franco (Property sold by Mapranath Prasad and Renuka as per primary title deed)												
West	: 5 meter wide Private Road												
North	: Property of Dhipu and Vincent Alappatt (Property sold to Dhipu and others as per primary title deed).												
South	: Property of Jaleel												



	East : Property of Franco (Property sold by Mapranath Prasad and Renuka as per primary title deed)
	West : 5 meter Private Road
Reserve Price (Item 6 and 7)	Rs 22,00,000 (Rupees Thirty Six Lakhs Sixty One Thousand Only)
Earnest Money Deposit (EMD)	Rs 2,20,000/- (Rupees Two Lakhs Twenty Thousand Only) by way of DD favouring "Authorised Officer, The South Indian Bank Ltd." Payable at Thrissur/RTGS to "the Account No. 0084073000004388 of Authorised Officer, The South Indian Bank Ltd.". DD/RTGS receipt along with tender letter in a sealed cover to be submitted to the Authorised Officer before 12.30 PM on 07-12-2023.
Date and Place of Sale	07-12-2023 at 12.30 PM, The South Indian Bank Ltd, Regional Office, Platinum Jubilee Building ,Civil Lane Road Ayyanthole ,Thrissur-68003,Kerala.

Item No 8									
Name of Property Owner	Mr Sunil Alappatt								
Description of property	All that piece and Parcel of land having an extent of 3.84 Ares (Approximately equivalent to 9.50 cents) with all rights and improvements along with building constructed thereon situated in Kolazhy Panchayath in Old Sy No:75/1 and Re Sy 215/ 6 part; in Kuttur Village, Thrissur Taluk, Thrissur District, owned by Mr Sunil Alappatt and more fully mentioned in Sale Deed No. 6039 of 2006 dated 25/10/2006 registered at Sub Registrar Office, Ayyanthole and bounded as follows - <table border="1"> <tr> <td>North</td><td>: Property of Tharayil Anthony</td></tr> <tr> <td>South</td><td>: Road</td></tr> <tr> <td>East</td><td>: Road</td></tr> <tr> <td>West</td><td>: Property of Kottalikkal Vasu</td></tr> </table>	North	: Property of Tharayil Anthony	South	: Road	East	: Road	West	: Property of Kottalikkal Vasu
North	: Property of Tharayil Anthony								
South	: Road								
East	: Road								
West	: Property of Kottalikkal Vasu								
Reserve Price	Rs 26,00,000/- (Rupees Twenty Six Lakhs Only)								
Earnest Money Deposit (EMD)	Rs 2,60,000/- (Rupees Two Lakh Sixty Thousands Only) by way of DD favouring "Authorised Officer, The South Indian Bank Ltd." Payable at Thrissur/RTGS to "the Account No. 0084073000004388 of Authorised Officer, The South Indian Bank Ltd.". DD/RTGS receipt along with tender letter in a sealed cover to be submitted to the Authorised Officer before 12 PM on 07-12-2023.								
Date and Place of Sale	07-12-2023 at 12.30 PM, The South Indian Bank Ltd, Regional Office, Platinum Jubilee Building ,Civil Lane Road Ayyanthole ,Thrissur-68003,Kerala.								

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/ Thrissur East Fort Branch at St

The South Indian Bank Ltd., Regional Office Thrissur, Platinum Jubilee Building, Civil Lane Road, Ayyanthole Thrissur-680003. Ph:9746922408

Regd. Office : SIB House, TB Road, Mission Quarters, Thrissur, Kerala - 680001
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AUTHORISED OFFICER

Johns Arcade, near Jubilee Mission Medical College, East Fort, Pin 680005 ,Thrissur and Thrissur Regional Office of the bank at Platinum Jubilee Building ,Civil Lane Road, Ayyanthole, Thrissur-680003 and also visit the scheduled property and satisfy as to its area, boundaries , ownership, title, encumbrances, 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 and PAN Card copy 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 Thrissur.

5) Interested Tenderers shall submit Demand Draft/RTGS receipt as the case may be for the EMD at The South Indian Bank Ltd. Thrissur Regional Office along with the Tender in a sealed cover before 12 PM on 07-12-2023.

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 sale 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 07-12-2023 at 12.30 PM. 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 tender amount (less EMD) 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 regarding the properties from 01.01.2015 to 09.11.2022 and it contains following and it contains Following Encumbrances

The South Indian Bank Ltd., Regional Office Thrissur, Platinum Jubilee Building, Civil Lane Road, Ayanthole Thrissur-680003. Ph:9746922408

Regd. Office : SIB House, TB Road, Mission Quarters, Thrissur, Kerala - 680003
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THE SOUTH INDIAN BANK LTD.

[Signature]
AUTHORISED OFFICER

Item No:1

1. OS 390/2019 IA 2150/19 Dated 15/05/2019
2. OS 646/2020 IA 1/2020 dated 17/08/2020
3. Thrissur Munsiff court order Dated 16/10/2020
4. OP 695/2021 IA2/21 Family Court Thrissur

Item No:2

1. OS 23/19 IA 466/19 dated 04/02/2019-Sub Court Thrissur
2. OS 561/19 IA 3438/19 dated 21/02/2019- Munsiff court Thrissur
3. OS 42/2019 IA 778/19 dated 01/03/2019- Sub Court Thrissur
4. OS 101/2019 IA 534/19 dated 08/03/2019- Munsiff court Wadakkanchery
5. OS 80/2019 IA 403/2019 dated 20/03/2019- Munsiff court Wadakkanchery
6. OS 79/19 IA 401/2019 dated 20/03/2019- Munsiff court Wadakkanchery
7. OS 77/2019 IA 397/2019 dated 20/03/2019 - Munsiff court Wadakkanchery
8. OS 76/2019 IA 395/2019 dated 20/03/2019- Munsiff court Wadakkanchery
9. OS 78/2019 IA 399/2019 dated 20/03/2019- Munsiff court Wadakkanchery
10. OS 138/19 IA 796/19 dated 03/04/2019 - Munsiff court Wadakkanchery
11. OS 395/19 IA 2148/2019 dated 15/05/2019 - Munsiff court Thrissur
12. OS 394/19 IA 2427/2019 dated 15/05/2019 - Munsiff Court Thrissur
13. OS 83/2019 IA 1271/2019 dated 15/05/2019- Sub Court Thrissur
14. OS 76/2019 IA 1239/2019 dated 15/05/2019 - Sub Court Thrissur
15. OS 218/19 IA 1081 dated 31/05/2019- Munsiff court Wadakkanchery
16. OS 44/2019 IA 842/2019 dated 06/12/2019- Sub Court Thrissur
17. OS 3607/2019 IA 20154/2019 dated 22/01/2020 - Munsiff Court Thrissur
18. OS 167/2020 IA 1/2020 dated 04/03/2020 - Munsiff Court Thrissur
19. OS 61/2020 IA 2/2020 dated 04/03/2020- Sub Court Thrissur
20. OS 74/2020 IA 1/2020 dated 18/03/2020 - Sub Court Thrissur.
21. OS 99/22 IA 3/22- Munsiff Court Thrissur
22. Attachment Entry No F197/2022
23. OS 103/22 IA 3/22- Munsiff Court Thrissur
24. ARB 38/20 IA 1/20 - Sub Court Thrissur
25. OS 1183/22 IA 2/22- Munsiff Court Thrissur
26. OS 100/2021 IA 2/2021- Munsiff Court Thrissur
27. DRB NO 87/2020 EA 1212/2020- District Court Thrissur
28. OS 2313/20 IA 2/2020 - Munsiff Court Thrissur
29. OP 695/21 IA 2/21- Family Court Thrissur
30. Attachment Registered on F326/21
31. OS 175/21 IA 2/21- Munsiff Court Wadakkanchery
32. OS 178/21 IA 21 - Munsiff Court Wadakkanchery
33. OS 176/21 IA 2/21- Munsiff Court Wadakkanchery
34. OS 177/21 IA 2/21- Munsiff Court Wadakkanchery
35. OS 295/21 IA 2/21- Sub Court Thrissur
36. OS 2206/21 IA 2/21- Munsiff Court Thrissur
37. OS 2207/21 IA 2/21- Munsiff Court Thrissur

Item No:3

1. OS 74/2020 IA 1/2020 dated 18/03/2020- Sub Court Thrissur
2. OS 646/2020 IA 1/2020 dated 13/08/2020- Munsiff court Thrissur



Item No:4

1. OS 61/2020 IA 2/2020 dated 04/03/2020- Sub Court Thrissur
2. OS 1234/2020 IA 2/2020 dated 11/09/2020- Munsiff court Thrissur.
3. OS 1183/22 IA 2/22 Munsiff court Thrissur
4. OS 2206/2021 IA 2/221 Munsiff court Thrissur
5. OS 298/2021 IA 2/2020 Sub Court Thrissur
6. OS 2207/2021 IA 2/2021 - Munsiff court Thrissur

Item No:5

1. OS 1294/2019 IA 7519/2019 dated 30/12/2019
2. OS 61/2020 IA 2/2020 dated 04/03/2020- Sub Court Thrissur
3. OS 1183/22 IA 2/22 Munsiff court Thrissur
4. OS 2206/2021 IA 2/221 Munsiff court Thrissur
5. OS 298/2021 IA 2/2020 Sub Court Thrissur
6. OS 2207/2021 IA 2/2021 - Munsiff court Thrissur

Item No:6 and 7

1. OS 74/2020 IA 1/2020- Sub Court Thrissur.
2. OS 143/2020 IA 1/2020- Sub Court Thrissur.
3. OS 980/2020 IA 2/2020- Sub Court Thrissur.
4. OS 981/2020 IA 2/2020- Munsiff Court Thrissur
5. OS 61/2020 IA 2/2020 - Sub Court Thrissur
6. OP 695/21 IA 2/21- Family court Thrissur

Item No:8

1. Encumbrance dated 08/04/2019
2. OS 74/2020 IA 1/2020 dated 18/03/2020

However, the said encumbrance has been created after mortgaging the property in favour of the bank. There is no encumbrance over the property to the knowledge of the bank other than those mentioned herein. Further, upto date EC for the aforesaid properties will be taken in due course and the same will be made available on request.

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

For THE SOUTH INDIAN BANK LTD.



AUTHORISED OFFICER

AUTHORISED OFFICER

Date: 15-11-2023

Place: Thrissur