

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank had issued Demand Notice dated 28.08.2019 to 1) Mr.Vijayan P B and 2) Mrs Usha Vijayan; both having address at: SUMUNIKETH, House No. 25/235, Thaikkad, Guruvayoor, Thrissur- 680101 as borrowers/ 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 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 16.12.2019.

AND WHEREAS, the borrower/ guarantors have failed to pay the amount, 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 of a sum of Rs. 1,23,22,092.10 (Rupees One Crore Twenty Three Lakhs Twenty Two Thousand Ninety Two and Paise Ten Only) as on 14.07.2022 with further interest, penal interest and costs, subject to the following terms and conditions: -

Name of Property Owner	Mr.Vijayan P.B.												
Description of property	All that piece and parcel of land having an extent of 6.58 Ares with all rights and improvements thereon along with residential building with No:XXV/235/1 of Guruvayoor Municipality having approximate area of 3726 Sqft constructed thereon in Old Survey No. 78/P, Re.Sy. No. 30/8P, Thykkad Village, Chavakkad Taluk, Thrissur District, owned by Mr.Vijayan P.B. and more fully mentioned in Sale Deed 872/1/18 dated 03-07-2018 registered at Sub Registrar Office, Kottapady and bounded as follows – <table><tr><td>North</td><td>:</td><td>Properties of Iqbal and Shukkor</td></tr><tr><td>South</td><td>:</td><td>Property of Shukkoor</td></tr><tr><td>East</td><td>:</td><td>Property of Iqbal & Private Road</td></tr><tr><td>West</td><td>:</td><td>Property of Shaji</td></tr></table>	North	:	Properties of Iqbal and Shukkor	South	:	Property of Shukkoor	East	:	Property of Iqbal & Private Road	West	:	Property of Shaji
North	:	Properties of Iqbal and Shukkor											
South	:	Property of Shukkoor											
East	:	Property of Iqbal & Private Road											
West	:	Property of Shaji											
Reserve Price	Rs.97,85,000/- (Rupees Ninety Seven Lakhs Eighty Five Thousand Only)												
Earnest Money Deposit (EMD)	Rs. 9,78,500/- (Rupees Nine Lakhs Seventy Eight Thousand Five Hundred Only)												
Date and Place of Sale	08.08.2022 at 10.45 AM, The South Indian Bank Ltd, Regional Office, Platinum Jubilee Building ,Civil Lane Road Ayyanthole, Thrissur-03												

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

The South Indian Bank Ltd., Regional Office Thrissur, Platinum Jubilee Building, Civil Lane Road, Ayanthole Thrissur-680003
ro1006@sib.co.in

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

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- 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/ Paravattany Branch at DO.NO.2/323/22, Ward No.14, Malala Arcade, Main Road, Paravattany, East Fort, Thrissur, Kerala-680005 and Thrissur Regional Office 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 10.15 AM on 08.08.2022.
 - 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 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 08.08.2022 at 10.45 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 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.

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- 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 property item from 01/01/1985 to 14.04.2022 and the following encumbrance is noted:
 - OS 28/20, IA 2/20, dated 10.07.2020 Chavakkad Munsiff Court

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.

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

For The South Indian Bank Ltd.

[Signature]
Authorised Officer

AUTHORISED OFFICER

Date: 15.07.2022

Place: Thrissur

