

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank had issued Demand Notice dated 28-07-2017 to , the borrower, 1) M/s Catrux Luminants and Solar Systems Rep by Partners No 62/F, Sehba Square, University (CUSAT) road , South Kalamassery P.O, Ernakulam Dt ,683104. (2) Mr Ajay Mohan S/o Mohan Alungathadathil (H), Vellavoor P.O, Kottayam-686541(3) Mr Kiran P P S/o Prakasan, Pallath H, Perinjanam P.O, Thrissur- 680686. (4) Mr Deepak Dharmapalan, S/o Dharmapalan, Eattath H, Kottamkulam, Perinjanam P.O Thrissur-680686 (5) Mr Babu C G S/o Gangadharan, Chamakkad (H), Vadakkanchery P.O Palakkad-678683 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 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 15.06.2022

AND WHEREAS, the borrower/co-obligants/ guarantor have failed to pay the amount, Notice is hereby given that the immovable properties are 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 total amount of Rs. 10,82,30,359 /- (Rupees Ten Crores Eighty Two Lakhs Thirty Thousand Three Hundred and Fifty Nine Only) as on 28.07.2022 together with further interest and costs, subject to the following terms and conditions :

Name of Property Owner	Mr. Babu C G
Description of property	<p>All that piece and parcel of land admeasuring 10.52 Ares (26 cents) with all rights and improvements thereon along with buildings constructed thereon in along with building having an approximate area of 9185s sqft situated in Vadakkanchery Panchayath constructed thereon in Sy no 33/1A , Re sy no . 47/6 Block no 45 , in Vadakkencherry I Village , Alathur Taluk, Palakkad District owned by Mr Babu C G.</p> <p>1) An extent of land admeasuring 6.47 ares (approximately equivalent to 16 cents) together with all rights and improvements therein , comprised under Sy no 33/1A Re sy no . 47/6 block no 45, in Vadakkencherry 1 village , Alathur Taluk , Palakkad district , more fully described under Relinquishment</p>

The South Indian Bank Ltd.,

Regional Office Thrissur, Round South, Thrissur-680 001, Kerala

☎ | 0487-2424292 | 📧 | ro1006@sib.co.in

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

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	<p>deed no . 1274 of 2010 dated 31-03-2010 of SRO Vadakkencherry .</p> <p>Boundaries</p> <p>East : Property of Mr Praveen C G North : Property of Thankam theatre West : Property of George South : Canal</p> <p>2) An extent of land admeasuring 4.05 ares (approximately equivalent to 10 cents) together with all rights and improvements therein , comprised under Sy no 33/1A Re sy no . 47/6 block no 45, in Vadakkencherry 1 village , Alathur Taluk , Palakkad district , more fully described under Relinquishment deed no . 1275 of 2010 dated 31-03-2010 of SRO Vadakkencherry .</p> <p>Boundaries</p> <p>East : Property of Mr Saleem North : Property of Ramankutty and Ramakrishnan West : Property of C G Babu South : Canal</p>	
Reserve Price	Rs. 2,46,40,000/- (Rupees Two Crores forty six lakhs forty thousand Only)	
Earnest Money Deposit (EMD)	Rs. 24,64,000 /- (Rupees Twenty four Lakhs sixty four thousand only)	
Date and Place of Sale	13.09.2022 at 12.00 Noon	The South Indian Bank Ltd, Thrissur Regional Office, Platinum Jubilee Building, Civil Lane Road, Ayyanthole Thrissur-03.



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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/ Ayyanthole Branch and Thrissur Regional Office, Platinum Jubilee Building, Civil Lane Road, Ayyanthole Thrissur-03., and also visit the scheduled property and satisfy as to its area, boundaries etc, 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. 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 drawn in favour of "The Authorised Officer, The South Indian Bank Ltd." payable at Thrissur, /RTGS/NEFT/net banking to Authorised Officer Account No. 0084073000004388 (IFSC/NEFT Code is SIBL0000084).
- 5) Interested Tenderers shall submit Demand Draft for the EMD at The South Indian Bank Ltd, Regional office, Thrissur along with the Tender in a sealed cover before 11.30 AM on **13-09-2022**.
- 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 **13-09-2022 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 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

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REGIONAL OFFICE: THRISSUR

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 properties from 01/01/1990 to 25-07-2022. EC contains an attachment order dt 20.11.2019 from The Arbitral tribunal, Thrissur. However, the said encumbrance has been created after mortgaging the property in favour of the bank.
- 17) For any further information and for inspection of property, the intended Tenderers may contact the Authorised Officer The South Indian Bank Ltd., Thrissur Ayyanthole Branch during working hours (Contact Nos. 8848659770, 9497319562).



Date : 29.07.2022

Place: Thrissur

For The South Indian Bank Ltd.


Authorised Officer

**AUTHORISED OFFICER
(CHIEF MANAGER)**

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