

The South Indian Bank Ltd, RO-Thrissur, 1st Floor, Platinum Jubilee Building, Civil Line Road, Near Children's Park,
Ayyanthole, Thrissur-680003
Phone No: 0487-2965100, Email: ro1006@sib.co.in

TENDER CUM AUCTION SALE NOTICE

WHEREAS, the Authorised Officer of the Bank had issued Demand Notice dated 12.07.2021 to the Borrowers/Guarantors (1) Mr. Joseph Pius, S/o. Mr. Pius A.L, Alapatt House Karanchira, Kattoor PO, Thrissur, Kerala-680702 (2) Mr. Antony John, Thadikaran House, Edathuruthy P O, Thrissur, Kerala-680703; 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 05.04.2022.

AND WHEREAS, the Borrower/Guarantor 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 (with respect to the lie, nature and physical status of the secured asset/s), on the date and at the place mentioned herein below for realization of a sum of Rs. 70,36,811.00 (Rupees Seventy Lakh Thirty Six Thousand Eight Hundred Eleven Only) as on 01.09.2023 with further interest, penal interest and costs, in the account/s of Mr. Joseph Pius with Kuttanellur Branch of the Bank, subject to the following terms and conditions: -

Name of Property Owner	Sri Antony John
Description of property	All that part and parcel of land admeasuring 0.0422 Hectare (10.42 cents) in Pearl Home Villas along with Door No IV/500C, Ward -7 in Mulankunnathkavu Grama Panchayath measuring 2115 Sq ft (approx.) and all other improvements, appurtenances and easementary rights in Sy 628/4P in Thiroor Desom, Killannoor Village, Thrissur Taluk and District along with Easementary rights over raods on the Eastern, Northern and Southern sides and covered by Sale deed No 5438/2008 dated 08.08.2008 and Rectification deed No 5942/2008 dt 04.09.2008 in the name of Sri Antony John and bounded by North: 7 metre Private Road, South: 5 metre Private Road, East: 5 metre Private Road and West: Property of M.R.Nair
Reserve Price	Rs. 56,00,000/- (Rupees Fifty Six Lakh Only)
Earnest Money Deposit (EMD)	Rs. 5,60,000/- (Rupees Five Lakh Sixty Thousand Only)



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Date and Place of Sale	13.10.2023 at 03.00 PM at Thrissur Regional Office, The South Indian Bank Ltd, , 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 (with respect to the lie, nature and physical status of the secured asset/s) 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 / Branch – Kuttanellur, at Jos Alukkas Shopping Complex, adjacent to St. John Bosco R C Church, Mariapuram, Anchery P.O., Thrissur, Kerala-680006 and Regional Office - Thrissur at 1st Floor, Platinum Jubilee Building, Civil Lane Road, Ayyanthole, Thrissur, Kerala, Pin-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. 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. "account No. 0084073000004388 of Authorised Officer, maintained at Thrissur Main Branch (IFSC/NEFT Code is SIBL0000084).
- 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 02.30 PM 13.10.2023
- 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 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 13.10.2023 at 03.00 PM. Any tender received quoting a price below the Reserve Price will be rejected outright.




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- 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 of 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 Authorised Officer.
- 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 property from 01.06.1994 to 01.06.2023 and it contains no encumbrance
For any further information and for inspection of property, the intended Tenderers may contact the Authorised Officer or The South Indian Bank Ltd., Branch Kuttanellur during working hours or may contact Ms. Ami Antony, Senior Manager, Ph 9895099120 or Mr. Derick Paul K, Ph 8921077601 at the South Indian Bank Ltd. Thrissur Regional Office

Date: 02.09.2023

Place: Thrissur


AUTHORISED OFFICER
(CHIEF-MANAGER)

