

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank had issued Demand Notice dated 07.05.2021 to (1) Mr. Midhun Neelamkavil (2) Mrs Molly Joseph, both of them having address at: Neelamkavil House, Kottekkad, Kuttur P O, Kuttoor, Thrissur, Kerala 680013; Also at: Neelamkavil House, Padua, Chelat Lane, Thrissur-680004 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 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 09.12.2021.

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. 79,20,296.06 (Rupees Seventy Nine Lakhs Twenty Thousand Two Hundred Ninety Six and Paise Six Only) as on 21.02.2023 with further interest from 22.02.2023 and costs thereon as follows, subject to the following terms and conditions: -

1. A sum of Rs 68,29,237.72 (Rupees Sixty Eight Lakh Twenty Nine Thousand Two Hundred Thirty Seven And Paise Seventy Two Only) as on 21.02.2023 with further interest @ 10.40 % per annum with monthly rest and penal interest @ 2% per annum from 22.02.2023 with regard to HOUSING LOAN GEN EMI TYPE Limit (A/c. 0368655000000393).
2. A sum of Rs 10,91,058.34 (Rupees Ten Lakh Ninety One Thousand Fifty Eight And Paise Thirty Four Only) as on 21.02.2023 with further interest @ 13.65% per annum with monthly rest and penal interest @ 2% per annum from 22.02.2023 with regard to FSL-GEN EMI COMPOUND INT limit. (A/c. 03686520000002197)

Name of Property Owner	Mr. Midhun Neelamkavil												
Description of property	All that piece and Parcel of land having an extent 2.09 Ares of Land along with all rights and improvements with residential Building having area of 1800 Sq ft (Approx) thereon in Survey No.61/1, 61/3 & 62, Re Sy 231/2-15 in Kuttur Village, Thrissur Taluk, Thrissur District, owned by Mr. Midhun Neelamkavil more fully mentioned in Sale Deed 2888/2019,dated 29.11.2019 registered at Sub Registrar Office Ayyanthole, Thrissur District and bounded as follows – <table><tr><td>North</td><td>:</td><td>Property of Edakathur Kurian Family</td></tr><tr><td>South</td><td>:</td><td>Private Road with 4.20 Meter Width</td></tr><tr><td>East</td><td>:</td><td>Property of Punnokkaran Francis</td></tr><tr><td>West</td><td>:</td><td>Property of K K Krishnan</td></tr></table>	North	:	Property of Edakathur Kurian Family	South	:	Private Road with 4.20 Meter Width	East	:	Property of Punnokkaran Francis	West	:	Property of K K Krishnan
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West	:	Property of K K Krishnan											



Reserve Price	Rs. 54,00,000/- (Rupees Fifty Four Lakh Only)
Earnest Money Deposit (EMD)	Rs. 5,40,000/- (Rupees Five Lakh Forty Thousand Only)
Date and Place of Sale	15.03.2023 at 01.00 PM, 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 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. John's Arcade, Near Jubilee Mission Medical College 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 12.30 PM on 15.03.2023.
- 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 15.03.2023 at 01.00 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 property item from 01.01.1988 to 22.08.2022 and the following encumbrance is noted:
 - Gahan for Rs. 50,000/- by Thrissur Service Co Operative Bank Ltd, Patturaikkal

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, Thrissur East Fort Branch during working hours.

Date: 22.02.2023

Place: Thrissur

AUTHORISED OFFICER



For The South Indian Bank Ltd.

Authorised Officer