

TENDERCUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank had issued Demand Notice dated 21-06-2021 to (1) M/s Tenny Jose Limited Represented by its Director Building No: VI/412 A, Chembukkavu Thrissur-680020, (2) Mr. Tenny Jose, Chiramel (H), Chembukkavu, Thrissur-680 020, (3) Mr. Arun C Tenny Chiramel (H) Chembukkavu Thrissur-680 020, (4) Mr. C C Jose Chiramel (H) Chembukkavu Thrissur-680 020. (5) Mrs. Elsa Tenny Chiramel (H) Chembukkavu, Thrissur-680 020. (6) Mr Kiran C Tenny Chiramel (H) Chembukkavu, Thrissur, 680020, being the 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'). Later Mr C C Jose expired on 01-03-2023 and is survived by addressee no.2 mentioned above Mr. Tenny Jose, Chiramel (H), Chembukkavu, Thrissur-680 020 along with 1. Mrs. Dolly W/o Vincent, Chiramel (H), Chembukkavu, Thrissur-680 020, 2. Mr Roy, Glen view, House no: 344, Peter's square, 1st street, Mission qtrs, Thrissur-1, 3. Tessa W/o C D George, residing at Chitilappilly House, near Vayanashala, Cheror, 680008,

AND WHEREAS, the borrower/guarantor/legal heirs of deceased guarantor C.C. Jose have failed to pay the amount in full, 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. 41,16,03,866.33 (Rupees Forty One Crores Sixteen Lakhs Three Thousand Eight Hundred Sixty Six and Paise Thirty Three Only) as on 21-11-2023 with further interest and costs till realization of dues, subject to the following terms and conditions: -

Item no: 1

Name of Property Owner	Mr. Tenny Jose and Mrs Elsa Tenny												
Description of property	All that piece and Parcel of land having an extent 15.16 ares (8.09 ares in Sy. No. 57/2, 2.52 ares in Sy. No. 41/2 and 4.55 ares in Sy. No. 57/2) of Land with all rights and improvements thereon along with building having area of 8244 sq Ft (Approx) with building numbers XI/395 of Thrissur Corporation in Survey No.57/2,41/2 in Chembukkavu Village, Thrissur Taluk, ,Thrissur District, owned by Mr. Tenny Jose More fully mentioned in Sale Deeds 6164/1994 dated 30.08.1994 and sale deed 3060/1994 dated 30.04.1994, registered at Sub Registrar Office Thrissur, Thrissur District and Mrs. Elsa Tenny more fully mentioned in Sale Deed 6163/1994 dated 30.08.1994 and bounded as follows - <table><tr><td>North</td><td>:</td><td>Corporation Road</td></tr><tr><td>South</td><td>:</td><td>Property of Thomas</td></tr><tr><td>East</td><td>:</td><td>Chal</td></tr><tr><td>West</td><td>:</td><td>Property of Chittilapilly Simon</td></tr></table>	North	:	Corporation Road	South	:	Property of Thomas	East	:	Chal	West	:	Property of Chittilapilly Simon
North	:	Corporation Road											
South	:	Property of Thomas											
East	:	Chal											
West	:	Property of Chittilapilly Simon											
Reserve Price	Rs. 4,61,00,000/- (Rupees Four Crores Sixty One Lakhs Only)												

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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Earnest Money Deposit (EMD)	Rs. 46,10,000/- (Rupees Forty Six Lakhs Ten Thousand Only) by way of D.D favouring " Authorised Officer, The South Indian Bank Ltd". Payable at Thrissur /RTGS to the "account No. 0084073000004388 of Authorised Officer, The South Indian Ltd" DD/RTGS receipt along with tender letter in a sealed cover to be submitted to the Authorised Officer before 11.00 AM on 15-12-2023	
Date and Place of Sale	15-12-2023 11.30 AM	The South Indian Bank Ltd. ,Thrissur Regional Office, Platinum Jubilee building , civil lane road Ayyanthole , 680003

Item no:2

Name of Property Owner	Mr. Tenny Jose and Mrs Elsa Tenny	
Description of property	All that piece and Parcel of land having an extent 7.28 ares of Land with all rights and improvements thereon along with building having area of 2500 sq Ft (Approx) with building no. XI/394 of Thrissur Corporation, in Survey No.41/2P in Chembukkavu Village, Thrissur Taluk, ,Thrissur District, owned by Mr. Tenny Jose and Mrs Elsa Tenny More fully mentioned in Sale Deed 3661/2004 dated 26.05.2004 registered at Sub Registrar Office Thrissur, Thrissur District and bounded as follows –	
	North	: Property Of Bhanumathi
	South	: Corporation Road
	East	: Canal
	West	: Property of Abdul Samad
Reserve Price	Rs. 1,44,00,000/- (Rupees One Crore Forty four lakhs only)	
Earnest Money Deposit (EMD)	Rs. 14,40,000/- (Rupees Fourteen Lakh Forty Thousand Only) by way of D.D favouring " Authorised Officer, The South Indian Bank Ltd". Payable at Thrissur /RTGS to the "account No. 0084073000004388 of Authorised Officer, The South Indian Ltd" DD/RTGS receipt along with tender letter in a sealed cover to be submitted to the Authorised Officer before 12:00 noon on 15-12-2023	
Date and Place of Sale	15-12-2023 (12:30 PM)	The South Indian Bank Ltd. ,Thrissur Regional Office, Platinum Jubilee building , civil lane road Ayyanthole , 680003



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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/ Thrissur Main Branch and, Thrissur Regional Office 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. "account No. 0084073000004388 of Authorised Officer, maintained at Thrissur Main Branch (IFSC/NEFT Code is SIBL0000084).
- 5) Interested Tenderers shall submit Demand Draft for the EMD at The South Indian Bank Ltd, Thrissur Main branch along with the Tender in a sealed cover before 11.00 AM for item no : 1 and before 12.00 noon for item no: 2 on 15-12-2023
- 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 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 **15-12-2023 at 11.30 AM for Item no:1 and at 12:30 PM for Item no:2 respectively**. 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 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.

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REGIONAL OFFICE: THRISSUR

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 01.01.1991 to 25-01-2023 and it contains no encumbrance.

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 Main Branch during working hours. Contact no: 8848659770.

For The South Indian Bank Ltd.

Authorised Officer

Date: 22-11-2023

Place: Thrissur

**AUTHORISED OFFICER
(CHIEF MANAGER)**



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