

TENDERCUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank (hereinafter referred as AO) had issued Demand Notice RO-PKD/LEGAL/SS/SAR/23/2017-18 dated 26/06/2017 to borrower (1) M/s.Splendora Diamonds, Rep. by its Managing Partner Mrs. Manjusha Denny, First Floor, Kakkassery Souk, Opp. The South Indian Bank Ltd., Thrissur Road, Kunnamkulam, Thrissur District - 680503 (2) Mr. Joseph Denny, S/o Kuriakku, Residing at Edakkalathur House, Orumanayur P.O., Thrissur District - 680512 (3) Mrs. Manjusha Denny, W/o Joseph Denny, Managing Partner, Ms Splendora Diamonds Residing at Edakkalathur House, Orumanayur P.O, Thrissur District - 680512 (4) Mr. Salim K.A, S/o Aboobacker, Partner, M/s Splendora Diamonds, Residing at Kombathayil House, Kunnamkulam P. O., Chiranellur, Kecheri, Thairond Sitect. 680501 (5) Mr. Chandrabose K.C, Slo Kochuraman, Partner, MIs Splendora Diamonds, Residing at Kottarathil House, Murali Nagar, Irinjalakuda, Thrissur District - 680121 and guarantor (6) Mrs. Saleela Salim, W/o Salim K.A. Kombathayil House, Kunnamkulam P.O, Chiranellur, Kecheri, Thrissur District - 680501 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 physical 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 18/12/2018.

AND WHEREAS, the borrower/guarantors 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.5,78,73,907.91 (Rupees Five Crores Seventy Eight Lakhs Seventy Three Thousand Nine Hundred and Seven and Paise Ninety One only) as on 02-03-2023 with further interest from 03-03-2023 and costs, subject to the following terms and conditions: -

Name of Property Owner	Mr Salim and Mrs Saleela
Description of property	All the part and parcel of land admeasuring 9.15Ares (Equivalent to 22.60 Cents) along with a residential building bearing D. No. VII/477 of Choondal Panchayath together with all other improvements therein situated in Chiranellur Village, Thalappily Taluk, Thrissur District, owned by Mr. Salim and Mrs. Saleela, lying adjacent to each other and clubbed together as a compact plot, bounded on the North by: Property of Usman, on the East by: Properties of Latheef and Khalid, on the South by: Road and on the West by: Properties of Manoharan and Douloth, comprising of the following extents;

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 style="text-align: center;"><u>A</u></p> <p>All the part and parcel of land admeasuring 6.06 Ares (equivalent to 15 Cents) [6.80 Ares as per title deed] and all other improvements therein, comprised in Sy. No. 961 Part situated in Chiranellur Village, Thalappilly Talk, Thrissur District, in the name of Mr. Salim, more particularly described in Sale Deed No. 568/2008 dated 04.03.2008 of SRO Erumapetty, bounded on the North by: Property of Saleela, on the East by: Property of Latheef, on the South by: Vazhy and on the West by: Property of Manoharan.</p> <p style="text-align: center;"><u>B</u></p> <p>All the part and parcel of land admeasuring 3.09 Ares (equivalent to 7.63 Cents) together with all other improvements therein, comprised in Sy. No. 961 Part situated in Chiranellur Village, Thalappilly Taluk, Thrissur District, in the name of Mrs.Saleela, more particularly described in Sale Deed No.676/2013 dated 18.03.2013 of SO Erumapetty, bounded on the North by: Property of Usman, on the East by: Property of Khalid, on the South by: Property of Salim and on the West by:Property of Doulath.</p>	
Reserve Price	Rs. 48,00,000/- (Rupees Forty Eight Lakhs only)	
Earnest Money Deposit (EMD)	Rs. 4,80,000/- (Rupees Four Lakh Eighty 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 22-03-2023	
Date and Place of Sale	22-03-2023	The South Indian Bank Ltd. ,Thrissur Regional Office, Platinum Jubilee building , civil lane road Ayyanthole , 680003
	(11:30 AM)	

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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 on 22-03-2023
- 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 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 **22-03-2023 at 11.30 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 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

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REGIONAL OFFICE: THRISSUR

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 01.01.1992 to 23-02-2023 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 regional office during working hours. Contact : 8848659770

For The South Indian Bank Ltd.


Authorised Officer

Date : 02-03-2023

Place : Thrissur

**AUTHORISED OFFICER
(CHIEF MANAGER)**



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