

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank had issued Demand Notices dated 23.06.2021 and 24.06.2021 to (1) Mr. Francis Kannookadan (2) Mr. Thomas Kannookadan (3) Ms. Seleena Kannookadan; all of them having address at: Kannokadan House, Opposite KINFRA Park, Koratty P O, Chalakudy, Thrissur-680308 as borrowers/ 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 17.11.2021.

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. 7,08,37,837.01 (Rupees Seven Crores Eight Lakhs Thirty Seven Thousand Eight Hundred Thirty Seven and Paise One Only) as on 26.07.2022 with further interest, penal interest and costs as follows, subject to the terms and conditions: -

1. A sum of Rs. 3,54,08, 817.88 (Rupees Three Crores Fifty Four Lakhs Eight Thousand Eight Hundred Seventeen and Paise Eighty Eight Only) with pendente lite and future interest @ 9.40% per annum and penal interest at 2% per annum with monthly rests on Rs. 3,45,16,230.88 (Rupees Three Crores Forty Five Lakhs Sixteen Thousand Two Hundred Thirty and Paise Eighty Eight Only) due under SIB LAP – I A/c No. 0544652000000450 from 26.07.2022 till date of payment
2. A sum of Rs. 34,25,488.90 (Rupees Thirty Four Lakhs Twenty Five Thosuand Four Hundred Eighty Eight and Paise Ninety Only) with pendente lite and future interest @ 9.45 % per annum and penal interest at 2% per annum with monthly rests on Rs. 3338384.90 (Rupees Thirty Three Lakhs Thirty Eight Thousand Three Hundred Eighty Four and Paise Ninety Only) due under SIB LAP – II - A/c No. 0544652000000458 from 26.07.2022 till date of payment
3. A sum of Rs. 27,31,101.80 (Rupees Twenty Seven Lakhs Thirty One Thousand One Hundred One and Paise Eighty Only) with pendente lite and future interest @ 9.40 % per annum and penal interest at 2% per annum with monthly rests on Rs. 2655859.80 (Rupees Twenty Six Lakhs Fifty Five Thousand Eight Hundred Fifty Nine and Paise Eighty Only) due under TL – I (Restructured) A/c No. 0544655000000124 from 26.07.2022 till date of payment
4. A sum of Rs. 2,24,49,992.19 (Rupees Two Crores Twenty Four Lakhs Forty Nine Thousand Nine Hundred Ninety Two and Paise Nineteen Only) with pendente lite and

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future interest @ 10.20% per annum and penal interest at 2% per annum with yearly rests on Rs.21990088.19 (Rupees Two Crore Nineteen Lakhs Eighty Eight and Paise Nineteen Only) due under TL – II (Restructured) A/c No. No. 0544655000000126 from 26.07.2022 till date of payment

5. A sum of Rs. 61,70,338.26 (Rupees Sixty One Lakhs Seventy Thousand Three Hundred and Thirty Eight and Paise Twenty Six Only) with pendente lite and future interest @ 9.40 % per annum and penal interest at 2% per annum with monthly rests on Rs. 6012164.26 (Rupees Sixty Lakhs Twelve Thousand One Hundred and Sixty Four and Paise Twenty Six Only) due under TL – III (Restructured) A/c No. 0544655000000151 from 26.07.2022 till date of payment
6. A sum of Rs. 5,02,092.98 (Rupees Five Lakhs Two Thousand Ninety Two and Paise Ninety Eight Only) with pendente lite and future interest @ 9.45% per annum and penal interest at 2% per annum with monthly rests on Rs. 489540.98 (Rupees Four Lakhs Eighty Nine Thousand Five Hundred Forty and Paise Ninety Eight Only) due under TL – IV (Restructured) A/c No. No. 0544655000000152 from 26.07.2022 till date of payment

7. Court Fee amounting to Rs. 1,50,005.00 as on 26.07.2022

Item 1:		
Name of Property Owner		Mr. Thomas Kannookadan
Description of property	All that piece and parcel of land having an extent 24.02 ares with all rights and improvements thereon in Survey No.639/17 in Muringoor Thekkumuri Village, Chalakudy Taluk, Thrissur District, owned by Thomas Kannookadan vide Sale Deed 20/2008 dated 31-12-2008, Sale Deed 930/2012 dated 16-02-2012 and Rectification Deed 2080/2012 dated 13-04-2012 registered at Sub Registrar Office Chalakkudy, Thrissur District and bounded as follows -	
	North	: Property of Thandassery Mohanan and Jayin Pinhero
	South	: Panchayath Road
	East	: Property of Seleena Kannookadan
	West	: Railway Lane
Item 2:		
Name of Property Owner		Mrs Seleena Kannookadan



Description of property	<p>All that piece and parcel of land having an extent of 11.25 ares with all rights and improvements thereon in Survey No.639/3,639/5 in Muringoor Thekkumuri Village, Chalakudy Taluk, Thrissur District, owned by Mrs. Seleena Kannookadan vide Sale Deed 5155/2008, dated 14-07-2008 at Sub Registrar Office Chalakkudy, Thrissur District and bounded as follows –</p> <table><tr><td>North</td><td>:</td><td>Property of Ankarath Raman</td></tr><tr><td>South</td><td>:</td><td>Property of Thomas Kannookadan</td></tr><tr><td>East</td><td>:</td><td>NH -47, Property of Thandassery Mohanan</td></tr><tr><td>West</td><td>:</td><td>Railway Lane</td></tr></table>	North	:	Property of Ankarath Raman	South	:	Property of Thomas Kannookadan	East	:	NH -47, Property of Thandassery Mohanan	West	:	Railway Lane
North	:	Property of Ankarath Raman											
South	:	Property of Thomas Kannookadan											
East	:	NH -47, Property of Thandassery Mohanan											
West	:	Railway Lane											
Reserve Price (Item 1 & Item 2 altogether)	Rs.6,27,48,000/- (Rupees Seven Crores Twenty Seven Lakhs Forty Eight Thousand Only)												
Earnest Money Deposit (EMD)	Rs. 62,74,800/- (Rupees Sixty Two Lakhs Seventy Four Thousand Eight Hundred Only)												
Date and Place of Sale	23.09.2022 at 12.15 PM, The South Indian Bank Ltd, Regional Office, Platinum Jubilee Building ,Civil Lane Road Ayyanthole, Thrissur-03												

TERMS AND CONDITIONS

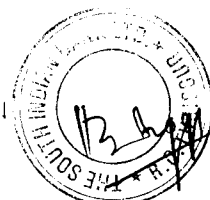
- 1) The property will be sold on “as is where is” basis and “as is what is” condition and the Bank is not responsible for title, condition or any other fact affecting the property. The particulars furnished regarding the secured asset is stated to the best of information of the Bank and the Bank will 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/ Punkunnam Branch at DO.NO. 37/338/2, DIVISION 37, FORTUNE PLAZA, SITARAM MILL ROAD, PUNKUNNAM P.O., THRISSUR DISTRICT, KERALA-680002 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.

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- 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 11.45 AM on 23.09.2022.
- 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 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 23.09.2022 at 12.15 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 01/01/1990 to 10.02.2022 and the following encumbrance is noted:



- Agreement between Thomas Kannookadan and Our lady of Immaculate Conception Church rep. by Fr. Joseph Biju Thattassery, Koratty
- Attachment by Hon. Sub Judge, Ernakulam in favour of Sukruthi Affordable Housing Project P. Ltd., Kadavanthra

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, Punkunnam Branch during working hours.

for The South Indian Bank Ltd.

M. B. Jigga
Authorised Officer

AUTHORISED OFFICER

Date: 17.08.2022

Place: Thrissur

