

### TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank had issued Demand Notice dated 02.11.2016 to 1) Mr. Mahesh AM (Late) 2) Mrs Anila S 3) Mrs Sarojini P K 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 secured 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 02.06.2018

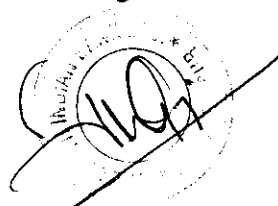
AND WHEREAS, the borrower/ guarantors have failed to pay the amount, Notice is hereby given that the immovable properties more fully described in the Schedule hereunder will be sold by way of Tender Cum Auction on "as is where is" basis and "as is what is" condition, on the date and at the place mentioned herein below for realization of a sum of 1,04,50,458 (Rupees One Crore Four Lakhs Fifty Thousand Four Hundred Fifty Eight only) as on 04-11-2022 further interest and costs, subject to the following terms and conditions: -

Item	
Name of Property Owner	Mr. Mahesh AM (Late) and Mrs Anila S
Description of property	All that part and parcel of land admeasuring 4.05 Ares of land with a residential building together with all other rights and improvements there in Sy.No.291/1P of Killannur village, Thrissur Taluk, Thrissur District, owned by Mr.Mahesh A.M and Mrs Anila S and more fully described under Sale deed No.182/2016 dated 15.1.2016 of S.R.O.Thrissur and bounded on East by Property of Anthikkatt Gracey, North by Property of Thannikkal Simon and Tharayail Abdusammad, West by Panchayat Road and South by Property of Vaniyampurakkal Daniel.
Reserve Price	<b>Rs 40.00 Lakhs(Rupees Forty Lakhs Only)</b>
Earnest Money Deposit (EMD)	Rs 4,00,000/- (Rupees Four Lakhs Only) by way of DD favouring "Authorised Officer, The South Indian Bank Ltd." Payable at Thrissur/RTGS to "the Account No. 0084073000004388 of Authorised Officer, The South Indian Bank Ltd.". DD/RTGS receipt along with tender letter in a sealed cover to be submitted to the Authorised Officer before 11.00 AM on 25-11-2022
Date and Place of Sale	25-11-2022 at 11.30 AM, , The South Indian Bank Ltd, Regional Office, Patinum Jubilee Building ,Civil Lane Road Ayyanthole ,Thrissur-03

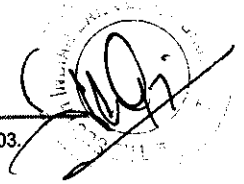
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**TERMS AND CONDITIONS**

- 1) The property will be sold on "as is where is" basis and "as is what is" condition 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 Ayyanthole Branch 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 11.00 AM on 25-11-2022
- 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 Authorized officer at his sole discretion.
- 7) The Authorized Officer has got right to cancel/ postpone the Auction sale without assigning any reason whatsoever. Further, the Authorized 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 Authorized Officer on 25-11-2022 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 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) For any further information and for inspection of property, the intended Tenderers may contact the Authorized Officer or The South Indian Bank Ltd, Thrissur East Fort Branch during working hours.



17) Bank has obtained EC from 01/01/1990 to and following encumbrances are noted. However, the said encumbrance has been created after mortgaging the property in favor of the bank.

Sl No	attachment	Attachment effected by
1	Gehan 3828/16 dt 29/11/2016	Thrissur District Marketing processing Co operative Society.
2	Gehan 3829/16 dt 29/11/2016	Thrissur District Marketing processing Co operative Society.
3	Gehan 3830/16 dt 29/11/2016	Thrissur District Marketing processing Co operative Society.
4	Attachment Order in OS 318/17 by Munsiff court Thrissur.	Dreams Financiers Poothole.
5	Attachement Order in OS 1965/17 by Munsiff Court Thrissur	Jenfin Capital Pvt Ltd
6	Attachement Order in OS 2793/17 by Munsiff Court Thrissur	
7	Gehan 2388/17 dt 21/08/2017	Thrissur Service Co operative Bank
8	Attachement Order in OS 4172/17 by Munsiff Court Thrissur	Ntc Nidhi Ltd
9	Attachment order in OS699/19 IA 4713/19 by Munsiff court Thrissur	Thunchan Nidhi Ltd
10	The arbitral tribunal Thrissur AOP 16/2019	TIPCOS THRISSUR MEKHALA
11	Attachement order 2612/19	Thamarassery Nidhi Ltd
12	Attachment order in OS4172/2017 , IA15086/2017 , IA03/2021 by The I Addl Munsiff Thrissur	PEE PEE HIRE PURCHASE PVT LTD
13	Attachment order in OS 2793/2017 , IA 9501/2017 , IA05/2021 by The II Addl Munsiff Thrissur	PEE PEE HIRE PURCHASE PVT LTD
14	Attachment order in OS2588/2021 IA 02/2021by Munsiff court Thrissur	Emerald Nidhi Ltd Chembukkavu
15	AOP 31/2022 , Arbitrary Tribunal Thrissur	

**For The South Indian Bank Ltd.**

**Authorised Officer**

Date: 05-11-2022

Place: **Thrissur**



**AUTHORISED OFFICER**