

**TENDER CUM AUCTION SALE NOTICE**

WHEREAS the Authorised Officer of the Bank had issued Demand Notice dated 16.06.2021 to (1) Mr. Jayasankar (2) Mr. Jayaraj Gangadharan (3) Mrs Radhamani K S (4) Mrs Jeena Jayasankar (5) Mrs Sona Jayaraj; All of them having address at: Kunnathuvalappil House, Avinissery, Thrissur-680306 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 06.04.2022

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. 5,49,36,802.30 (Rupees Five Crore Forty Nine Lakh Thirty Six Thousand Eight Hundred Two And Paise Thirty Only) as on 07.09.2023 with further interest as follows and costs thereon, subject to the following terms and conditions: -

<b>Item 1:</b>													
Name of Property Owner	Mr. Jayasankar, Jayaraj Gangadharan and Radhamni K S												
Description of property	<p>All that piece and Parcel of land having an extent 10.66 ares of Land with all rights and improvements thereon along with buildings having area 23923 sqft with building numbers 9/255A,9/255B,9/255C,9/255D,9/255E, 9/255F of Avinassery Grama Panchayat in Survey No. 438/16 (Old Survey No. 209/5, 209/6) in Avinissery Village, Thrissur Taluk, , Thrissur District, owned by Jayasankar , Jayaraj Gangadharan and Radhamani K S mentioned in Settlement Deed 1696/04 ,dated <b>13.04.2004</b> and <b>Sale Deed 4347/04 dated 08.10.2004 Release deed 386/14 dated 31.01.2014 registered at Sub Registrar Office Cherpu Thrissur District and bounded as follows -</b></p> <table><tr><td>North</td><td>:</td><td>Property of Chandran</td></tr><tr><td>South</td><td>:</td><td>Private Road</td></tr><tr><td>East</td><td>:</td><td>Road</td></tr><tr><td>West</td><td>:</td><td>Property of Smitha Suresh Chakkalakkal</td></tr></table>	North	:	Property of Chandran	South	:	Private Road	East	:	Road	West	:	Property of Smitha Suresh Chakkalakkal
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The South Indian Bank Ltd., Regional Office Thrissur, Platinum Jubilee Building, Civil Lane Road, Ayanthole Thrissur-680003. Ph: 9895099120  
 | ro1006@sib.co.in

Regd. Office : SIB House, TB Road, Mission Quarters, Thrissur, Kerala - 680001



Reserve Price	Rs. 3,68,90,000 ( Rupees Three Crore Sixty Eight Lakhs Ninety Thousand Only)												
Earnest Money Deposit (EMD)	Rs. 36,89,000 (Rupees Thirty Six Lakhs Eighty Nine Thousand Only)												
<b><u>Item 2:</u></b>													
Name of Property Owner	Mr. Jayashanker												
Description of property	<p>All that piece and Parcel of land having an extent 4.84 ares of Land with all rights and improvements thereon in Re Survey No.438/21 (Old Survey No.209/5) in Avinissery Village, Thrissur Taluk, , Thrissur District, owned by Jayasankar and Jayaraj Gangadharan more fully mentioned in <b>Sale Deed 183/2018 dated 24.01.2018 registered at Sub Registrar Office Cherpu Thrissur District</b> and bounded as follows -</p> <table><tr><td>North</td><td>:</td><td>Property of George etc.</td></tr><tr><td>South</td><td>:</td><td>Vazhi</td></tr><tr><td>East</td><td>:</td><td>Vazhi</td></tr><tr><td>West</td><td>:</td><td>Property of Rajan Vadakuttu</td></tr></table>	North	:	Property of George etc.	South	:	Vazhi	East	:	Vazhi	West	:	Property of Rajan Vadakuttu
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Reserve Price	Rs. 23,50,000.00 ( Rupees Twenty Three Lakh Fifty Thousand Only)												
Earnest Money Deposit (EMD)	Rs. 2,35,000.00 (Rupees Two Lakh Thirty Five Thousand Only)												
Date and Place of Sale	27.10.2023 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) Item 1 & 2 will be sold as a lot only
- 3) 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/ Branches at DO.NO.465, WARD NO.30, HOLY ANGELS SCHOOL BUILDING, HOLY ANGELS ROAD, OLLUR P.O., THRISSUR, KERALA-680306 and Thrissur Regional Office at Platinum Jubilee Building, Civil Lane Road, Ayyanthole, Thrissur- 680003 and also visit

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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.

- 4) 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.
- 5) 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).
- 6) 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 27.10.2023.
- 7) 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.
- 8) 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.
- 9) The Sealed Tenders will be opened by the Authorised Officer on 27.10.2023 at 01.00 PM. Any tender received quoting a price below the Reserve Price will be rejected outright.
- 10) 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.
- 11) 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.

- 12) 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.
- 13) 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.
- 14) 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.
- 15) 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.
- 16) The Successful Tenderer shall, at his cost, get the Electricity/ Water/ Sewerage connection etc. and any other common services transferred in his name.
- 17) The Authorised Officer has obtained EC regarding the property item 2 from 01.01.1988 to 28.10.2022 and EC regarding the property item1 from 01.01.1992 to 05.09.2023 it contains no encumbrances.
- 18) For any further information and for inspection of property, the intended Tenderers may contact the Authorised Officer or The South Indian Bank Ltd, Ollur Holy Angels Branch during working hours.

Date: 08.09.2023

Place: Thrissur

  
**AUTHORISED OFFICER**

