

TENDERCUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank had issued Demand Notice dated 04-05-2016 to (1) Mrs Nasy Abu W/o Abu A K residing at Arakkal Kurupath House, Palayoor, Chavakkad P.O, Thrissur, 680506 and (2) Abu A.K S/o Kunhu muhammed, residing at Arakkal Kurupath House, Palayoor, Chavakkad P.O, Thrissur, 680506 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 section 13(4) of the act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on 05/07/2018

AND WHEREAS, the borrower/guarantor 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. 1,09,39,242.17 /- (Rupees One Crore Nine Lakhs Thirty Nine Thousand Two Hundred Forty Two and Paise Seventeen Only) as on 08-11-2022 with further interest and costs, subject to the following terms and conditions: -

Name of Property Owner	Mrs NASY ABU
Description of property	All that piece and Parcel of land admeasuring 4.64 ares (equivalent to 11.50 cents) along with a double storied house having approx. built up area of 1560 sqft bearing door no . 5/296A of Chavakkad Municipality and all other improvements therein comprised in Re sy no : 234/1, 234/11p, 234/12p situated in Guruvayur village , Palayoor desom , Chavakkad Taluk , Thrissur district in the name of Mrs Nasy Abu, more particularly described in the sale deed no . 1917/2014 dated 24-09-2014 of SRO Kottapady, bounded on the north by Properties of Ramlath and Kamalam, on the east by : property of Shibu , on the South by : properties of Sudhi and Sathy and on the west by : property of Francis and way having width of 3.20 and 3.50 Meters.
Reserve Price	Rs. 35,25,000/- (Rupees Thirty five lakhs twenty five thousand only)
Earnest Money Deposit (EMD)	Rs. 3,52,500- (Rupees Three Lakhs Fifty Two Thousand Five Hundred 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

The South Indian Bank Ltd.,
Regional Office Thrissur, Round South, Thrissur-680 001, Kerala

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

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	be submitted to the Authorised Officer before 11.00 AM on 28-11-2022	
Date and Place of Sale	28-11-2022	The South Indian Bank Ltd. ,Thrissur Regional Office, Platinum Jubilee building , civil lane road Ayyanthole , 680003

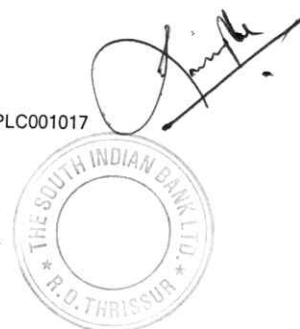
TERMS AND CONDITIONS

- 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 **28-11-2022**
- 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 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 **28-11-2022 at 12.00 Noon**. 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

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REGIONAL OFFICE: THRISSUR

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/ search report regarding the property from 01.01.1990 to 27.09.2022 and it contains the following attachments

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.

Details of Encumbrances

- (1) Attachment dated 16/08/2016 by Hon'ble Munsiffs court Thrissur in OS .4461/2016
- (2) Attachment dated 16/08/2016 by Hon'ble Munsiffs court Thrissur in OS .4462/2016 IA 15834/2016
- (3) Attachment dated 01/02/2017 by Hon'ble Munsiffs court Thrissur in OS .6769/2016
- (4) Attachment dated 10/11/2021 by Hon'ble Munsiffs court Thrissur in OS .4462/2016 IA 15834/2016, IA142/2021

Date : 09-11-2022

Place : Thrissur

For The South Indian Bank Ltd.

AUTHORISED OFFICER
(CHIEF MANAGER)

The South Indian Bank Ltd.,

Regional Office Thrissur, Round South, Thrissur-680 001, Kerala

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