

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank had issued Demand Notice dated 04.07.2022 to (1) **Mr Rajesh K H** : Kambrath House, Mullassery, Thrissur-680509 (2) **Mr Jijor K A** : Kailathuvalappil House, Vidhya Nagar, Padukkad Thuruthu, Thrissur-680010, (3) **Mr Venugopal @Venugopalan** : Vennengot House, Shanthi Gramam, Mullassery, Thrissur-680509 (4) **Ms Vini** : Vennengot House, Shanthi Gramam, Mullassery, Thrissur-680509 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 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 01.12.2022

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 Rs 2,44,11,002.52 (Rupees Two Crore Forty Four Lakh Eleven Thousand Two And Paise Fifty Two Only) as on 08.06.2023 with further interest @ 11.50 % per annum with yearly rest and penal interest @ 2% per annum from 29.05.2023 and costs with regard to KCC- OD (for Ac No 0086656000000030), subject to the following terms and conditions: -

ITEM NO : 1

ITEM NO : 1

Name of Property Owner	Mr Rajesh K H												
Description of property	<p>All that part and parcel of land admeasuring 7.08 Ares along with building having total plinth area of about 3000 Sq.Ft,bearing Door No.X/160A of Mullassery Grama Panchayath and all other constructions,improvements,right of way and other easementary rights existing and appurtenant thereon under Re.Sy.No.142/13 of Mullassery Village, Chavakkad Taluk,Thrissur District and owned by Mr Rajesh K H,more fully described in Sale Deed No.1741/2013 dated 12.07.2013 of Sub Registrar Office Mullassery and bounded on</p> <table><tr><td>North</td><td>:</td><td>12 Ft Way</td></tr><tr><td>South</td><td>:</td><td>Property of Bindu,Baiju etc</td></tr><tr><td>East</td><td>:</td><td>Shanil,Vasu and Sunil</td></tr><tr><td>West</td><td>:</td><td>Property of Velayudhan</td></tr></table>	North	:	12 Ft Way	South	:	Property of Bindu,Baiju etc	East	:	Shanil,Vasu and Sunil	West	:	Property of Velayudhan
North	:	12 Ft Way											
South	:	Property of Bindu,Baiju etc											
East	:	Shanil,Vasu and Sunil											
West	:	Property of Velayudhan											
Reserve Price	Rs. 71,10,000/- (Rupees Seventy One Lakh Ten Thousand Only)												
Earnest Money Deposit	Rs. 7,11,000/- (Rupees Seven Lakh Eleven Thousand Only)												

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

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(EMD)	
Date and Place of Sale	29.07.2023 at 11.00 AM, The South Indian Bank Ltd, Regional Office, Platinum Jubilee Building, Civil Lane Road, Ayyanthole, Thrissur-03

ITEM NO :2

Name of Property Owner	Mr Rajesh K H								
Description of property	<p>All that part and parcel of land admeasuring 7.08 Ares[4.35 Ares+2.73 Ares] along with all other constructions,improvements,right of way and other easementary rights existing and appurtenant thereon under Re.Sy.Nos.142/12 & 142/13 of Mullassery Village, Chavakkad Taluk,Thrissur District and owned by Mr Rajesh K H,more fully described in Sale Deed No.89/2017 dated 16.01.2017 of Sub Registrar Office Mullassery and bounded on</p> <table border="1"> <tr> <td>North</td><td>: 12 Ft Way</td></tr> <tr> <td>South</td><td>: Property of Bindu and Baiju</td></tr> <tr> <td>East</td><td>: Property of Rajesh</td></tr> <tr> <td>West</td><td>: Property of Padmini etc</td></tr> </table>	North	: 12 Ft Way	South	: Property of Bindu and Baiju	East	: Property of Rajesh	West	: Property of Padmini etc
North	: 12 Ft Way								
South	: Property of Bindu and Baiju								
East	: Property of Rajesh								
West	: Property of Padmini etc								
Reserve Price	Rs. 21,86,000/- (Rupees Twenty One Lakh Eighty Six Thousand Only)								
Earnest Money Deposit (EMD)	Rs. 2,18,600/- (Rupees Two Lakh Eighteen Thousand Six Hundred Only)								
Date and Place of Sale	29.07.2023 at 11.00 AM, 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/ THRISSUR HIGH ROAD Branch at CORDIAL COURT, HIGH ROAD (PATTALAM CROSS ROAD), THRISSUR, KERALA-680001 and Thrissur Regional Office at Platinum Jubilee Building

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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 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/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 10.30 AM 29.07.2023
- 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 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 29.07.2023 11.00 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

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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 from 01.06.1994 to 05.06.2023 and it contains following entries.

Item 1: Attachment by Munsiff Court Thrissur in OS No. 3136/19 IA 17107/19

Item 2: NIL


(The above noted entries are created subsequent to creation of the mortgage charge over the secured asset/s and/or not binding on the Bank and successful auction purchaser/s. 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, Branch THRISSUR HIGH ROAD during working hours.

For The South Indian Bank Ltd.


Authorised Officer

AUTHORISED OFFICER

 Date: 09.06.2023

Place: Thrissur

