

REF No: RO-KTYM /SAR/S-235/SALE/2023-24

Date: 19.07.2023

(BY REGISTERED POST WITH A/D)

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank (hereinafter referred as AO) had issued Demand Notice dated 19-07-2022 to Borrowers/Guarantor 1.Mr. Jojin A George, Arackal House, Lalam, Pala, Kottayam, Kerala – 686590, Also at- Arackal House, Mutholi (PO), Kerala – 686573. 2.Mr. Thomas George, Arayathinal House, Poonjar (P.O), Kottayam, Kerala – 686581. 3. Mrs. Celine Thomas, Arayathinal House, Poonjar (P.O), Kottayam, Kerala – 686581. 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 under Section 13(4) of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on 26-05-2023.

AND WHEREAS, the borrowers/guarantor have failed to pay the amount in full, 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 (with respect to the lie, nature and physical status of the secured asset/s), on the date and at the place mentioned herein below for realization of a sum of ₹ 90,78,981.55 (Rupees Ninety Lakhs Seventy Eight Thousand Nine Hundred and Eight One and paise Fifty Five only) as on 19.07.2023 with further interest, penal interest and costs, in the account/s of Mr.Jojin A George and Mr. Thomas George with Palai Branch of the Bank, subject to the following terms and conditions: -

SCHEDULE

Name of Property Owner	Mrs. Celine Thomas
Description of property	All that part and parcel of land admeasuring 13.35 Ares (3.05 Ares + 3.60 Ares + 6.70 Ares) [as per title deed 13.20 Ares and as per possession 13.35 Ares] along with Building thereon having built up area admeasuring 3500 Sq. ft. (approx) along with all other constructions, improvements, easementary rights existing and appurtenant thereon situated in Sy No. 1165/1 Re Sy No. 172/5, 172/2, 172/1 within Poonjar Nadubhagam Village, Meenachil Taluk, Kottayam District and owned by Celine Thomas morefully described in Gift Deed no 1509/1985 dated 12-07-1985, Settlement Deed no 2256/1988 dated 28-12-1988, Sale Deed no 1976/1991 dated 03-09-1991 all of Sub Registrar Office –Poonjar and bounded on North: Road South: Stream East: Stream West: Property of Kandamplackal family
Reserve Price	Rs.77,37,000/- (Rupees Seventy Seven Lakhs Thirty Seven Thousand only)



Earnest Money Deposit (EMD)	Rs.7,73,700/- (Rupees Seven Lakhs Seventy Three Thousand Seven Hundred only) shall be paid on or before 05:00 PM on 02.09.2023 by way of DD drawn in favour of "The Authorised Officer, The South Indian Bank Ltd." payable at Kottayam or through RTGS/NEFT to Account No A/c No. 0344073000000078 held by 'The Authorised Officer' in The South Indian Bank Ltd, Kottayam Collectorate Branch (IFSC: SIBL0000344).
Date and Place of Sale	04.09.2023 at 11: 30 AM at The South Indian Bank Ltd, Regional Office, Kottayam.

For detailed terms and conditions of the sale, please refer to the link provided in South Indian Bank Ltd. website i.e. www.southindianbank.com

TERMS AND CONDITIONS:

- 1) The property will be sold on "as is where is" basis and "as is what is" condition (with respect to the lie, nature and physical status of the secured asset/s) 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 / Branch Palai at Door No. 11/39-3, Ward No. 11, Kuthivalachel Building, Pala - Erattupetta Road, Pala Po, Meenachil Taluk, Kottayam, Kerala - 686575 and Kottayam Regional Office at 1st Floor, Regency Square, Collectorate P.O., Kottayam - 686002 and also visit the scheduled property and satisfy as to its area, boundaries, ownership, title, encumbrance, 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 Kottayam or through RTGS to Account No: 0344073000000078 held by "The Authorised Officer" in The South Indian Bank Ltd, Kottayam Collectorate Branch (IFSC: SIBL0000344).
- 5) Interested Tenderers shall submit Demand Draft / PTGS Receipt as the case may be for the EMD at The South Indian Bank Ltd, Regional Office, Kottayam along with the Tender in a sealed cover before 05:00 PM on 02.09.2023.
- 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 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 04.09.2023 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 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 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 AO has obtained EC/ search report regarding the property from 01.06.1985 to 23.05.2023 and it contains no encumbrances to the knowledge of the Bank
- 17) For any further information and for inspection of property, the intended Tenderers may contact the Authorised Officer (Tel. No. 0481 2567927/ 2567929/ 8907287491) or The South Indian Bank Ltd., Palai Branch (Tel. No. 04822-212424, 214063) during working hours.

For The South Indian Bank Ltd.



Date: 19.07.2023
Place: Kottayam


Authorised Officer

AUTHORISED OFFICER
(CHIEF MANAGER)