

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank had issued Demand Notices dated 26.09.2018 and correnigidium dated 16.02.2019 to the borrowers:-

1. M/s Puthenparambil Cycles (*Proprietorship Concern of late P J Joseph, represented by Legal heirs*), XV/133, Salim Complex, Changanacherry, Kottayam – 686101.
2. Ms. Elsamma Joseph, W/o late P J Joseph, Puthenparambil House, Thrickodithanam P O, Kottayam – 686105.
3. Ms. Aswathy Mary Joseph, D/o late P J Joseph, Puthenparambil House Thrickodithanam P O, Kottayam – 686105.
4. Ms. Ponnu Alphi Joseph, D/o late P J Joseph, Puthenparambil House Thrickodithanam P O, Kottayam – 686105
5. Ms. Shalu Treesa Joseph, D/o late P J Joseph, Puthenparambil House Thrickodithanam P O, Kottayam – 686105
6. Mr. Joe Joseph, S/o late P J Joseph, Puthenparambil House, Thrickodithanam P O, Kottayam – 686105

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 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 24.09.2019

AND WHEREAS, the borrowers/guarantors 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.2,13,28,193.34** (Rupees Two Crore Thirteen lakhs Twenty Eight thousand One hundred Ninety Three and paise Thirty Four Only) as on 08.11.2023 with further interest and costs, subject to the following terms and conditions: -

Name of Property Owner	Sri Late P. J. Joseph (represented by legal heirs)
Description of property:	
<u>Item No.1.</u>	
All that parts and parcel of land admeasuring 4.00 ares (Equivalent to 10 cents approx.) in Re.Sy. No. 600/5 in block No.8 (Old Sy No.445/3B) along with Godown building having an approximate area of 3600 sq ft with all other improvements, usufructs and all other easementary rights therein of Thrickodithanam Village, Changanacherry Taluk, Kottayam District, more fully described in Sale Deed No.2943/1994 dated 15.10.1994) of Thengana SRO in the name of <i>late Mr. P J Joseph</i> and bounded as follows:	
East = Property of Kesavapanicker.	
South = Property of Karthyayaniamma.	
West = Property of Karthyayaniamma.	
North = Road.	

The South Indian Bank Ltd., Regional Office, First Floor, Regency Square, Collectorate P O, Kottayam.

Tel/ Fax No. +91-481 2567927 / 2567929, E-Mail: ro1009@sib.co.in,

The South Indian Bank Ltd., Registered Office. SIB House, T.B. Road, Mission Quarters, Thrissur, Kerala – 680 001

Phone: +91-487-2420020 Fax: +91-487-2442021, Email: sibcorporate@sib.co.in

CIN: L65191KL1929PLC001017, Website: www.southindianbank.com



Reserve Price	Rs. 12,01,392/-
Earnest Money Deposit (EMD)	Rs.1,20,140/-
<u>Item No.2.</u> All that parts and parcel of land admeasuring 10.12 ares (Equivalent to 25 cents approx.) in Re. Sy. No. 58/7/2 in block No.15 (Old. Sy. No.400/1) along with Godown building having an approximate area of 3000 sq ft with all other improvements, usufructs and all other easementary rights therein of Kunnamthanam Village, Mallapally Thaluk, Pathanamthitta District, more fully described in Sale Deed No.1486/2007 dated 13.09.2007, Sale Deed No.1487/2007 dated 13.09.2007, and Sale Deed No.1488/2007 dated 13.09.2007 of Mallappally SRO in the name of <i>late Mr. P J Joseph</i> and bounded as follows: East = Properties of Ratnamma Karimuttathu & P J Joseph. South = Properties of Savithrikuttyamma Karimittathu & P J Joseph. West = Property of Eswariyamma Karimuttathu & Valiyaparampil. North = Panchayath Road.	
Reserve Price	Rs. 24,60,375/-
Earnest Money Deposit (EMD)	Rs. 2,46,038/-
Date and Place of Sale	11.12.2023 at 11 AM At the South Indian Bank Ltd., Kottayam Regional Office, 1 st Floor, Regency Square, Collectorate P.O., Kottayam – 686 002.

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 www.southindianbank.com, Branch Changanacherry Main, Victory Building, Aramanapady, Palace Road, Changanacherry P O, Kottayam-686101 and Kottayam Regional Office at First 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 RTGS /DD drawn in favour of "The Authorised Officer, Regional Office, Kottayam, The South India Bank Ltd. (A/c No. 0344073000000078)" payable at Kottayam.
- 5) Interested Tenderers shall submit Demand Draft / RTGS 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 10.30 AM on 11.12.2023
- 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 11.00AM at 11.12.2023. 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.

The South Indian Bank Ltd., Regional Office, First Floor, Regency Square, Collectorate P O, Kottayam.

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- 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 01.01.2018 to 03.08.2020 and it contains an encumbrance of Mr. Joe Joseph, Puthenparambil House, Thrickodithanam as per settlement deed No. 1433/2018 dated 07.11.2018. However, the said settlement deed is not binding on the Bank since the said properties are mortgaged to the bank in the year 2015 and all the persons involved in the settlement deed are fully aware that the properties are mortgaged in favour 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 / 2567929/9496322955) or The South Indian Bank Ltd., or Branch Changanacherry Main, Victory Building, Aramanapady, Palace Road, Changanacherry P O, Kottayam-686101 (Tel.No.0481 2421725/2420386/8281686635) during working hours. *For The South Indian Bank Ltd.*

Date : 09.11.2023

Place: Kottayam.




Authorised Officer
**AUTHORISED OFFICER
(CHIEF MANAGER)**