

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank had issued Demand Notice dated 23.11.2022 to the borrowers and guarantors namely:-

1) **M/s. N M Latex India**, (Rep. by its Partners), 18 /259E, Anchilavue, Parathodu, Kanjirappally, Kottayam, Kerala -686512 , 2) **Mr. Mujeeb N.M**, Managing Partner, N M Latex India, 18 /259E, Anchilavue, Parathodu, Kanjirappally, Kottayam, Kerala -686512 Also at- Nachiveetil, Anakkal PO, Kanjirapally, Kottayam, 686508. 3) **Mr. Najeeb K.S**, Partner, N M Latex India, 18 /259E, Anchilavue, Parathodu, Kanjirappally, Kottayam , Kerala -686512 Also at- Kuthiramkavil House, Anakkal PO, Kanjirapally, Kottayam, 686508 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'). Thereafter, Authorised Officer of the Bank has taken symbolic 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 17.02.2023 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. 3,87,15,991.53 (Three Crores Eighty Seven Lakhs Fifteen Thousand Nine Hundred and Ninety One and Paise Fifty Three Only) as on 30.11.2023 with further interest and costs, subject to the following terms and conditions:

Description of property(Item 1):	
All that part and parcel of property admeasuring 78.40 Ares along with building and all other constructions, improvements, right of way,easementary rights existing and appurtenant thereon situated in Sy.No.192/1/1/12 and in Re Sy no:171/3 in Re Sy. Block No. 12 of Kanjirappally Village, Kanjirappally Taluk, Kottayam District and owned by Mr. Mujeeb N.M and Mr.Najeeb K.S more fully described in Sale Deed No.1737/2016 dated 10.08.2016, of Sub Registrar Office Kanjirappally, and bounded on North : Property of Kollamkulam Kunjuvarkey, East : Estate Road, South : Property of George, West : Property Kollamkulam Kunjuvarkey.	
Reserve Price	Rs. 76,83,000/-
Earnest Money Deposit (EMD)	Rs.7,68,300/-
Date and Place of Sale	12.01.2024 at 10.30 AM At the South Indian Bank Ltd., Kottayam Regional Office, 1 st Floor, Regency Square, Collectorate P.O., Kottayam – 686 002.



Description of property(Item 2):	
All that part and parcel of property admeasuring 4.05 Ares along with building having built up area of 75.60 Sq.mtr and all other constructions, improvements, right of way, easementary rights existing and appurtenant thereon situated in Sy.No.305/1/1/15 and in Re Sy no:184/7-1 in Re Sy Block No. 67 of Erattupetta Village, Meenachil Taluk, Kottayam District and owned by Mr. Mujeeb N.M and Mr.Najeeb K.S more fully described in Sale Deed No.1543/2014 dated 16.10.2014, of Sub Registrar Office Poonjar, and bounded on North : Concrete Road, East : Property of Abdul Rasaq, South : Property of Sayed Muhammed. West : Property Chemanachallil Salim.	
Reserve Price	Rs. 45,14,000/-
Earnest Money Deposit (EMD)	Rs.4,51,400/-
Date and Place of Sale	12.01.2024 at 11.00 AM At the South Indian Bank Ltd., Kottayam Regional Office, 1 st Floor, Regency Square, Collectorate P.O., Kottayam – 686 002.

Description of property (Item 3):	
All that part and parcel of property admeasuring 3.69 Ares(2.83Ares+0.86Sq.mtrs) along with building having built up area of 453.45 Sq.mtr and all other constructions, improvements, right of way, easementary rights existing and appurtenant thereon situated in Sy.No.276/2 and in of Perunthanam Village, Peermedu Taluk, Idukki District and owned by Mr. Mujeeb N.M and Mr. Najeeb K.S more fully described in Sale Deed No.1362/2018 dated 05.05.2018, of Sub Registrar Office Peermedu, and bounded on North : “Thanathukidappu Vasthu” East-Property of KoondooparambilSouth -N.H 183 West : Property of Kuttikattu Joy.	
All that part and parcel of property admeasuring 17.30 Ares along with building having built up area of 500 Sq.ft and all other constructions, improvements, right of way, easementary rights existing and appurtenant thereon situated in Sy.No.276/2/8, 276/2/30, 276/2/2/3, 276/2/1/2/1 of Perunthanam Village, Peermedu Taluk, Idukki District and owned by Mr. Mujeeb N.M and Mr.Najeeb K.S more fully described in Sale Deed No.531/2019 dated 25.02.2019, of Sub Registrar Office Peermedu, and bounded on North : Property of Puthiyidom Appachan East : Property of Mundanthanam Reji etc. South : Own Property West :Public Water tank and Property of Koondooparambil	
Reserve Price	Rs. 1,02,00,000/-
Earnest Money Deposit (EMD)	Rs. 10,20,000/-

Date and Place of Sale	12.01.2024 at 11.30 AM At the South Indian Bank Ltd., Kottayam Regional Office, 1 st Floor, Regency Square, Collectorate P.O., Kottayam – 686 002.
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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, The South Indian Bank Ltd. Kanjikuzhy at VI/29-G, Junction, Kanjikuzhy P.O, Muttambalam, Kottayam, Kerala-686004 during working hours 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 10.00 AM on 12.01.2024
- 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 10.30AM at 12.01.2024. 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 Authorised Officer has obtained EC/ search report regarding the property till 28.11.2023 and it contains one attachment over the Item No .1 property as detailed below.
 - a. Attachment on 06.12.2021 by Sub Judge Neyyattinkara, O.S. 45/2021, I.A 1/2021
- 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 ., or The South Indian Bank Ltd. Kanjikuzhy at VI/29-G,Junction,Kanjikuzhy P.O, Muttambalam, Kottayam, Kerala-686004 (Tel.No.+918939855462/ 6282084874) during working hours

Date : 01.12.2023

Place: Kottayam.



For The South Indian Bank Ltd.

Authorised Officer

**AUTHORISED OFFICER
(CHIEF MANAGER)**