

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank had issued Demand Notice dated 05.11.2022 to the borrowers and guarantors namely:-

1)	M/s Josh Dezigns (A Partnership Firm Represented by its Partners.) IV, 130, Kothakuthy, Muthalakodam P.O, Thodupuzha Idukki, Pin- 685605	4)	Mr.Sachin Joshy Chemparathy House, Muthalakodam, Thodupuzha Pin-685605
2)	Mr. Joshy A Chemparathy (Partner M/s Josh Dezigns) Chemparathy House, Muthalakodam, Thodupuzha Pin-685605		
3)	Mrs. Shiji Joshy (Partner M/s Josh Dezigns) Chemparathy House, Muthalakodam, Thodupuzha Pin-685605		

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 27.01.2023 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. 2,70,07,983.70 (Rupees Two Crore Seventy lakhs Seven thousand Nine hundred Eighty Three and paise Seventy Only) as on 18.06.2023 with further interest and costs, subject to the following terms and conditions:



ITEM NO. 1
Description of property:

All that part and parcel of property admeasuring 76.61 Ares(41.40 ares+17 ares+18.21 Ares) along with buildings having a total built in area of about 5319.77 Sq.M and all other constructions, improvements, right of way, easement rights existing and appurtenant thereon with 41.40 Ares in Old Sy. No. 1426/1/1, 1425/1A/3 and Re-Sy. No. 241/9 and 241/10, 17 Ares in Old Sy.No 1427/1B/1, Re Sy no: 53/4, and 18.21 Ares in Old Sy.No 1426/1/1 ,Re Sy no: 241/10 of Karikode Village, Thodupuzha Taluk, Idukki District and owned by **Mrs. Shiji Joshy and Mr.Sachin Joshy** more fully described in Sale Deed No.3080/2010 dated 09.09.2010 with respect to 41.40 Ares Sale Deed No.2692/2010 dated 31.07.2010 with respect to 17 Ares in the name of **Mrs. Shiji Joshy**, and Sale deed No. 3081/2010, dt 09/09/2010 with respect to 18.21 Ares in the name of **Mrs. Shiji Joshy and Mr. Sachin Joshy** all of Sub Registrar Office Karikode

Bounded on 41.40 Ares as follows:

North : Property of Shiji and Sachin and Thomas Puthussery & Road

East : Property of K.K.R

South : Property of Joseph Biju Plamoottil and Shiji Chemparathickal

West : Thodu

Bounded on 17 Ares as follows:

North : Property of Shiji and Sachin in Re Sy No 241/9,241/10

East : Property of Joseph Biju Plamoottil

South : Property of Joseph Biju Plamoottil

West : Thodu

Bounded on 18.21 Ares as follows:

North : Road

East : Property of K.K.R

South : Property of Shiji and Sachin in Re Sy No: 241/9,241/10

West : Property of Shiji and Sachin in Re Sy No: 241/9,241/10

Reserve Price	Rs. 5,67,00,000/-
Earnest Money Deposit (EMD)	Rs. 56,70,000/-
Date and Place of Sale	12.07.2023 at 11 AM At the South Indian Bank Ltd., Kottayam Regional Office, 1 st Floor, Regency Square, Collectorate P.O., Kottayam – 686 002.



ITEM NO. 2
Description of property:

All that part and parcel of property admeasuring 8.14 Ares (6.12 ares+2.02 ares) along with building having a total plinth in area of about 376.86 M2 and all other constructions, improvements, right of way, easementary rights existing and appurtenant thereon with 8.14 Ares in Sy.No.1584/3/1, and Sy 1583/4/3 and of Karikode Village, Thodupuzha Taluk, Idukki District and owned by **Mrs. Shiji Joshy**, more fully described in Settlement Deed No.3114/17 dated 18.12.2017 and Sale deed no:2772/98 dated 24.09.1998, both of Sub Registrar Office Karikode and bounded on 6.12 Ares as follows:

North :Property of Shiji

East :Road

South :Property of Manoj Vadakkayil & Kareem Pazhayaril

West : Road

Bounded on 2.02 Ares as follows:

North :Thodupuzha -Muthalakodam PWD Road

East :Municipal Road

South :Property of Ajo Joseph

West : Private Road

Reserve Price	Rs. 1,21,00,000/-
Earnest Money Deposit (EMD)	Rs.12,10,000/-
Date and Place of Sale	12.07.2023 at 11.30 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 Thodupuzha Main- DO.NO. 463,C3, Ward No.VII, Kalarickal Bazar, Pala Road, Thodupuzha P.O, Idukki, Kerala-685584 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

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, Website:www.southindianbank.com

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,

- 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 05.00 PM on 11.07.2023
 - 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 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 12.07.2023. 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.
- 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 and it contains no encumbrances
- 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 Thodupuzha Main- DO.NO. 463,C3, Ward No.VII, Kalarickal Bazar, Pala Road, Thodupuzha P.O, Idukki, Kerala-685584 (Tel.No.8248827622) during working hours.

For The South Indian Bank Ltd.


Authorised Officer

Date : 19.06.2023

Place: Kottayam.

**AUTHORISED OFFICER
(CHIEF MANAGER)**

