

REF No: RO-KTYM/SAR/IBC/SALE/LTR/0665.1/2022-23 Date: 24.02.2023

**TENDER CUM AUCTION SALE NOTICE**

WHEREAS the Authorised Officer of the Bank (hereinafter referred as AO) had issued Demand Notice dated 12-08-2016 to Borrowers/Guarantors 1) Mr Johny Thomas, S/o Mr Thomas, Proprietor of M/s New India Fuels and M/s New India Complex, NH 220, Ponkunnam- 686506 residing at Vellappaniyil House, Koorali P O, Elamgulam, 686522 and Guarantors 2) Mrs Anice Johny, W/o Johny Thomas residing at Vellappaniyil House, Koorali P O, Elamgulam, 686522. 3) Mr. Philip M P, S/o Philipose residing at Manimalakkunnel House, Koorali P O, Elamgulam, 686522 4) Mr. Jose Mathew S/o Mathai, residing at Karivelil House, Plassanal P O, Kottayam Dist. 686579 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 Symbolic 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 24-03-2017 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 23.01.2019.

AND WHEREAS, the borrower/guarantors 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 ₹ 9,64,17,814.73 (Rupees Nine Crore Sixty Four Lakhs Seventeen Thousand Eight Hundred Fourteen and paise seventy three only) as on 24.02.2023 for the liabilities in M/s New India Complex and M/s New India Fuels along with further interest , penal interest and costs, subject to the following terms and conditions: -

**SCHEDULE**

Name of Property Owner	Mr. Johny Thomas S/o Thomas
Description of property	All that part and parcel of undivided share of 25.935 Ares out of a total extent of land admeasuring 27.30 Ares along with partially constructed multi storied commercial building having an area of about 47267 Sq.ft (excluding 2744.87 Sq.ft carpet area in Ground Floor of the building bearing Door No. 5/839/H along with proportionate undivided share of 1.365 Ares in land together with the frontage of 30x30 feet and entrance paths and passage and other easementary rights thereon under sale certificate registered as Deed No. 1195/2022 dated 07-05-2022 of SRO, Kanjirappally) along with rights over common areas & facilities and other usufructs, easements and improvements thereon situated in Re. Sy. No. 299/5-3(Old Sy No.1475/2) and Re Sy No.299/5-2-2 (Old Sy No.1475/2) situated in Chirakkadavu village, Kanjirappally Taluk, within

**The South Indian Bank Ltd., Regional Office,**

First Floor, Regency Square, Collectorate P O, Kottayam.

Tel/ Fax No. 0481 2567927 / 2567929, CIN: L65191KL1929PLC001017

E-Mail: [ro1009@sib.co.in](mailto:ro1009@sib.co.in), [www.southindianbank.com](http://www.southindianbank.com).

	<p>the Sub- Registration District of Kanjirappally and within Kottayam District in the name of Sri Johny Thomas vide Sale Deed No.4383/11 dated 29.10.2011 and Sale Deed No729/12 dated 13-02-2012, both of Kanjirappally SRO and the land is bounded on</p> <p>North: By Road and property in Sy. No. 299/2 South: Property of Johny Thomas East : By Property of Johny Thomas West: Property of Krishnakumar and Road</p>
Reserve Price	<b>Rs.4,20,00,000/- (Rupees Four Crores Twenty Lakhs Only)</b>
Earnest Money Deposit (EMD)	<b>Rs.42,00,000/- (Rupees Forty Two Lakhs Only)</b> shall be paid on or before 10.30 A M on 15.03.2023 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 Jn branch (IFSC: SIBL0000344).
Date and Place of Sale	<b>15.03.2023 at 11.00 A.M at The South Indian Bank Ltd, Kottayam Regional Office, 1<sup>st</sup> Floor, Regency Square, Collectorate P. O, Kottayam - 686002</b>

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](http://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 Ponkunnam, at CP/IV, PLAZA ATHIYALIL, NH 220, OPP. KSEB, PONKUNNAM P.O., KOTTAYAM, KERALA-686506 and Kottayam Regional Office at 1<sup>st</sup> 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, Branch Kottayam Collectorate Jn (IFSC Code: SIBL0000344)
- 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, and Kottayam along with the Tender in a sealed cover before 10.30 AM on 15.03.2023.
- 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 15.03.2023 at 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 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 01.01.2019 to 31.03.2022 and it contains encumbrances or following entries,
1. F34/2018 dated 24.03.2018 of Sub Court Pala
  2. F83/2018 dated 13.07.2018 of Munsiffs Court Kanjirapally
  3. F86/2018 dated 19.07.2018 of Subcourt Pala.
  4. F25/2018 dated 07.03.2018 of Subordinate Judges Court Pala.
- (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 (Tel. No. 0481 2567927 / 2567929) or The South Indian Bank Ltd., Ponkunnam Branch (Mob.9003563264)) during working hours.

**Date: 24.02.2023.**  
**Place: Kottayam**

For The South Indian Bank Ltd.  
  
1583  
Authorised Officer  
**AUTHORISED OFFICER  
(CHIEF MANAGER)**

