

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank had issued Demand Notice dated 12.08.2016 to the borrower 1) Mr Johny Thomas, S/o Mr Thomas, Proprietor of M/s New India Fuels and M/s New India Complex, NH 220, Ponkunnam 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 (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, since the borrower/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 on the date and the place mentioned herein below for realization of a sum of Rs. 9,43,77,014.30 (Rupees Nine Crore Forty Three Lakhs Seventy Seven Thousand And Fourteen And Paise Thirty only) as on 26.01.2023 as per the claim in the OA/184/2017 & OA/218/2019 filed before the Hon'ble Debts Recovery Tribunal – II, Ernakulam with further interest and costs, , subject to the following terms and conditions: -

Name of Property Owner	Mr. Johny Thomas S/o Thomas
Description of property	<i>All that part and parcel of land admeasuring 25.49 Ares (equivalent to 62.98 cents along with buildings and other usufructs 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 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 bounded on North: By Road and property in Sy. No. 299/2 South: Property of Johny Thomas West: Property of Krishnakumar and Road East : By Property of Johny Thomas</i>
Reserve Price	Rs.4,20,00,000/- (Rupees Four Crores Twenty Lakhs Only)
Earnest Money Deposit (EMD)	Rs.42,00,000/- (Rupees Forty Two Lakhs Only)
Date and Place of Sale	17.02.2023 at 11.30 AM

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, www.southindianbank.com.

REGIONAL OFFICE: KOTTAYAM

At the South Indian Bank Ltd., Kottayam Regional Office, 1st 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 Ponkunnam, Athiyalil Plaza, NH 220, Opp KSEP, Ponkunnam -686506 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 11 AM on 17.02.2023.
- 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 17.02.2023 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.

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, www.southindianbank.com.

REGIONAL OFFICE: KOTTAYAM

- 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 from Sub Court Pala & Munsiffs Court Kanjirapally & Subordinate Judges Court Pala. Since the South Indian Bank Ltd is having the first and paramount charge over the secured property, the said encumbrances are subsequent to bank's prior charge and hence not binding 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) or The South Indian Bank Ltd., Ponkunnam Branch (Tel. No. 0482 8224404)) during working hours.

For The South Indian Bank Ltd.

Date: 27.01.2023
Place: Kottayam.



**AUTHORISED OFFICER
(CHIEF MANAGER)**

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, www.southindianbank.com.