

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank had issued Demand Notice dated 06.11.2013 to the borrowers and guarantors namely:-

To,

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| <p>1) Mr Noby K Joy, S/o. Late K P Joy @ Varkey Paily
Prop. M/s St.George Furniture
Ward No II, 311 A (New no.393)
Vathikkudy Grama Panchayat
Murickassery P O
Idukki District, Kerala 685604
<u>Also at</u>
Mr.Noby K Joy
(Legal Heir of Late.K P Joy@Varkey Paily)
Kudiyirickal House
Ward No II 311A (New no.393)
Vathikkudy Grama Panchayat
Murickassery P O
Idukki District, Kerala 685604</p> | <p>2) Mrs.Jessy W/o. Late K P Joy @ Varkey Paily
(Legal Heir of Late.K P Joy)
Kudiyirickal House
Ward No II 311A (New no.393)
Vathikkudy Grama Panchayat
Murickassery P O
Idukki District, Kerala 685604</p> |
| <p>3) Josmy D/o. Late.K P Joy@Varkey Paily
(Legal Heir of Late.K P Joy)
Kudiyirickal House
Ward No II 311A (New no.393)
Vathikkudy Grama Panchayat
Murickassery P O
Idukki District, Kerala 685604</p> | |

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 13.02.2014 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.65,98,298.99 (Rupees Sixty Five Lakhs Ninety Eight Thousand Two Hundred and Ninety Eight and paisa Ninety Nine Only) as on 11.10.2023 as detailed in TA 221/2017 (OA No.562/2015) filed before Hon'ble DRT-II Ernakulam with further interest and costs, subject to the following terms and conditions:

Description of property	
Item No:1	
All that part and parcel of land admeasuring 55.90 Ares situated in Sy.No. 2/4 & 2/11 (30 Ares in Sy No.2/4, 25.90 Ares in Sy No.2/11) of Vathikkudy Village, Udumbanchola Taluk, Idukki District together with residential building bearing No.II/311A having an approximate area of 800 sq.ft and factory building bearing No.II/311A, having an approximate area of 333.58 m2 ,of Vathikkudy Panchayath and all other improvements therein in the name of Varkey Paily @ K P Joy more fully described in Patta 1094 in L A 2206/1993 of Special Tahsildar (L.A) Murickassery bounded on: North : Properties of Gopalan Thavanakkarayil , Binu Kattamkottil, Noby Kudiyirickal and Pathway, East: Property of John Puthiyedathu & Binu Kattamkottil, South : Property of Mathai Kudiyirickal, West : Property owned by Alphonsa Hospital	
Reserve Price	Rs.66,50,000/- (Rupees Sixty Six Lakhs Fifty Thousand Only)
Earnest Money Deposit (EMD)	Rs.6,65,000/- (Rupees Six Lakhs Sixty Five Thousand Only)

Date and Place of Sale	22.11.2023 at 11:00 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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The access to the aforementioned property is through land admeasuring 1.43 Ares situated in Sy No 1/1-2-3 of Vathikkudy Village, Udumbanchola Taluk, Idukki District together, and all other improvements therein in the name of Noby K Joy more fully described in Sale Deed 2970/2012 dated 22.09.2012 of SRO Rajakumary

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 Murikkasserry at Pathicatt Building, Karimpan Road, Idukki Colony, Murikkasserry, Kerala-685602 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 05.00 PM on 21.11.2023
- 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. The Sealed Tenders will be opened by the Authorised Officer on 11.00 AM at 22.11.2023. Any tender received quoting a price below the Reserve Price will be rejected outright.
- 8) 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.



- 9) 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.
- 10) 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.
- 11) 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.
- 12) 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.
- 13) 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.
- 14) The Successful Tenderer shall, at his cost, get the Electricity/ Water/ Sewerage connection etc. and any other common services transferred in his name.
- 15) The Authorised Officer has obtained EC/ search report regarding the property and it contains no encumbrance.
- 16) For any further information and for inspection of property, the intended Tenderers may contact the Authorised Officer (Tel. No. 0481-2567927 / 2567929/ 8907287491) or The South Indian Bank Ltd., or Branch Murikkasserry at Pathicatt Building, Karimpan Road, Idukki Colony, Murikkasserry, Kerala-685602 during working hours.

For The South Indian Bank Ltd.

Date : 12.10.2023
Place: Kottayam




AUTHORISED OFFICER
(CHIEF MANAGER)