

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank had issued Demand Notice dated 10.08.2018 to the borrowers 1) M/s P M Joseph & Company, Allappara, Mundankal PO, Kottayam 686574, 2) Mr. Thomas Joseph (alias Joseph), S/o Thomas, Maniyammackal House, Allappara, Mundankal PO, Kottayam 686574, 3) Mrs. Marykutty Jose, W/o Thomas Joseph, Maniyammackal House, Allappara, Mundankal PO, Kottayam, 686574 and also issued Demand Notice dated 10.08.2018 to the borrowers 1) Ms Marykutty Jose, W/o Thomas Joseph, Proprietrix of M/s Maria Trading Company, Maniyammackal House, Allappara, Mundakal PO, Kottayam 686574, 2) Mr. Thomas Joseph (alias Joseph), S/o Thomas, Maniyammackal House, Allappara, Mundankal PO, Kottayam 686574 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 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 05.11.2021

AND WHEREAS, the borrowers/ guarantors have failed to pay the amount, 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 at the place mentioned herein below for realization of a sum of Rs. 6,62,96,007.82/- (Rupees Six Crore Sixty Two lakhs Ninety Six thousand seven and Eighty Two paise Only) as on 28.11.2022 as per the OA 296/2020 filed before DRT, Ernakulam with further interest and costs, subject to the following terms and conditions: -

Name of Property Owner	Mrs.Marykutty Jose W/o Thomas Joseph(alias Joseph)
Description of property	All that parts and parcel of land admeasuring 39.19 ares (Equivalent to 97 cents approx.) in Re. Sy. No. 585/1-2 & 585/1-3B (Old. Sy. No.182/2) along with residential building bearing Door No. 6/277 having an approximate area of 1750 sq ft, Old Godown bearing Door No. 6/278 having an approximate area of 4750 sq ft, and a New Godown bearing Door No. 6/276 having an approximate area of 5000 sq ft with all other improvements, usufructs and all other easementary rights therein of Lalam Village, Meenachil Thaluk, Kottayam District, more fully described in Sale Deed No.1148/2002 dated 29/05/2002 and Sale Deed No.3668/1999 dated 30/12/1999(Registration date: 31/12/1999) of Meenachil SRO in the name of "Mrs.Marykutty Jose W/o Thomas Joseph(alias Joseph)" and bounded as follows: <u>As per verification:</u> East = Road. South = Property of Myladoor Family. West = Property of Maniyammakal Shaji Thomas. North = Property of Maniyammakal Sebastian
Reserve Price	Rs.1,27,00,000/- (Rupees One Crore Twenty Seven Lakhs Only)



Earnest Money Deposit (EMD)	Rs. 12,70,000/-(Rupees Twelve lakhs Seventy Thousand Only)
Date and Place of Sale	22/12/2022, At 11.00 AM, The South Indian Bank, Regional Office, Kottayam

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/ Pravithanam Branch and Kottayam Regional Office and also visit the scheduled property and satisfy as to its area, boundaries etc, ownership, title, encumbrances, 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/ RTGS drawn in favour of "The Authorised Officer, The South Indian Bank Ltd." payable at Kottayam
- 5) Interested Tenderers shall submit Demand Draft/RTGS receipt for the EMD at The South Indian Bank Ltd. Kottayam along with the Tender in a sealed cover before 05.00 P.M on 21.12.2022
- 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 22.12.2022 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 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 Authorised Officer.



- 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 01.01.2017 to 15.02.2021 and it contains no encumbrance.
- 17) For any further information and for inspection of property, the intended Tenderers may contact the Authorised Officer 7675062732 or The South Indian Bank Ltd., Branch Pravithanam 0482 2248864 during working hours.
- 18) This may be treated as notice to the borrower/guarantors that, if you are having a better offer for the Scheduled property, you may also bring in purchasers for the same on or before the date fixed for sale.

For The South Indian Bank Ltd.


Authorised Officer
**AUTHORISED OFFICER
(CHIEF MANAGER)**



Date : 29.11.2022

Place: Kottayam