

REF No: RO-KTYM /SAR/Retail/1138/2023-24

Date: 02.12.2023

(BY REGISTERED POST WITH A/D)

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank (hereinafter referred as AO) had issued Demand Notice dated 20.03.2020 & 03.12.2019 to Borrowers/Guarantors 1) Mr. Benny Joseph alias Mr. Bennychan P J, Proprietor M/s Thanima Super Market, Ground Floor XIII 580 M.C Road Pallikavala, Kuruvilangad Kottayam Dist. 686633 2) Mr. Benny Joseph alias Mr. Bennychan P J, Perumattathinpuzha House, Kuravilangad P.O, Kottayam 686633 3) Mrs. Divya Jose, Perumattathinpuzha House, Kuravilangad P.O, Kottayam 686633 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 03.02.2021 and 02.05.2023.

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 ₹ 1,02,54,413.51 (Rupees One Crore Two Lakhs Fifty Four Thousand Four Hundred Thirteen and Fifty One only) as on 01.12.2023 with further interest and costs, subject to the following terms and conditions: -

SCHEDULE

Name of Property Owner	Benny Joseph @ Bennychan P J
Description of property	<p>All that part and parcel of property having an extent of 16.20 ares with residential building/improvements therein having an approximate extent of 2754 Sq.Ft in Kuravilangad Panchayat, Block no. 8 Old Sy no. 573/3A, 3B, 3C1 and Re. Sy no. 153/10-2-1, 153/10-1, 153/11-17-1 in Kuravilangad Village, Meenachil Taluk, Kottayam Dist in the name Benny Joseph @ Bennychan P J and morefully described in Sale Deed no. 254/2015 dated 11.02.2015 of Kuravilangad SRO with boundaries as follows:- (As per location sketch No. 268/15 dated 24.02.2015 issued by village officer Kuravilangad)</p> <p>East: Panchayath Road North: Road West: Property of Santy Mathew Chalasseril South: Property of Shaji Mathew Chalasseril</p>



Reserve Price	Rs. 1,08,35,100/- (Rupees One Crore Eight Lakhs Thirty Five Thousand One Hundred Only)
Earnest Money Deposit (EMD)	Rs. 10,83,510/- (Rupees Ten Lakhs Eighty Three Thousand Five Hundred and Ten Only) shall be paid on or before 10.45 am on 28.12.2023 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	28.12.2023 at 11 AM at The South Indian Bank Ltd, 1st Floor, Regency Square, KK Road , Collectorate P.O, Kottayam,Kerala, Pincode: 686002

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

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 Kuravilangad, Lumine Arcade, Ground Floor, Near Private Bus stand, Kuravilangad PO, Kottayam 686 633 and Kottayam Regional Office at 1st 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 No0344073000000078 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, Kottayam along with the Tender in a sealed cover before 10.45 AM on 28.12.2023.

- 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 28.12.2023 at 11 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 01.01.1984 to 05.05.2023 and it contains the following entries,
1. F50/2023 dated 19.04.2023 by the Additional District Judge, Kottayam.
*(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. +91-487-2420020) or The South Indian Bank Ltd., Kuravilangad Branch (Tel. No. 9645613278, 7907869108) during working hours.



For The South Indian Bank Ltd.


Authorised Officer

Date: 02.12.2023
Place: Kottayam

AUTHORISED OFFICER
(CHIEF MANAGER)