

**TENDER CUM AUCTION SALE NOTICE**

WHEREAS the Authorised Officer of the Bank had issued Demand Notice dated 01.12.2020 to the borrowers and guarantors namely:-

1. BIG C,BLDG NO VI 136 A, 136 B, 136, PALA ROAD, ETTUMANOOR, KOTTAYAM KERALA 686531,
2. Mr. Reuben Terrin, S/o Mr. Terrin Jacob, Kuncharakkattil House, Arumanoor PO, Kottayam 686564,
3. Mr. Terrin Jose, S/o Mr. K. T. Joseph, Kuncharakkattil House, Arumanoor PO, Kottayam 686564

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 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 03.08.2022 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. 10,26,86,654.67 (Rupees Ten Crore Twenty Six lakhs Eighty Six thousand Six hundred Fifty Four and paise Sixty Seven Only) as on 05.09.2023 with further interest and costs, subject to the following terms and conditions:

| Description of property:<br>ITEM NO.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                            |
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| All that part and parcel of property having an extent of 11.97 Ares of land with approximate 2450 sq ft residential building bearing No. 10/378-A therein of Ayarkunnam Village, in Sy No. 1019/6-5, 1019-6-6 and Re Sy. No. 13/4, 13/3-1, 13/4, 13/3-2, Block No. 33, Kottayam Taluk, Kidangoor SRO, Kottayam District in the name of Mr. Terrin Jose, vide Correction deed No. 494/14 dated 24.03.2014, sale deed No.145/03 dated 28.01.2003 and sale deed No. 740/96 dated 29.03.96 bounded on the north by Property of Panthiruparayil, East by Property of Terrin Jose, South by Property of Unnikrishnan Pillai, West by Property of Sreedharan Pillai |                                                                                                                                                            |
| Reserve Price                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Rs. 90,00,000/-                                                                                                                                            |
| Earnest Money Deposit (EMD)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Rs.9,00,000/-                                                                                                                                              |
| Date and Place of Sale                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 29.09.2023 at 11 AM At the South Indian Bank Ltd., Kottayam Regional Office, 1 <sup>st</sup> Floor, Regency Square, Collectorate P.O., Kottayam – 686 002. |



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| <p style="text-align: center;">Description of property:<br/>ITEM NO. 2</p> <p>All that part and parcel of property having an extent of 17.00 Ares of land in Ayarkunnam Village, in Sy No. 1031/5C and Re Sy. No. 39/1-1, Block No 33, Kottayam Taluk, Kidangoor SRO, Kottayam District in the name of Mr. Terrin Jose, vide Sale Deed No. 1301/01 dated 07.08.2001 bounded on the North by Road, East by Maniyappattu Property and Chundanattu property, South by Nanthiyattuthadathil Property (Property of Koshy as per primary title deed and West by Chundakattil Property (Balance property of the seller as per primary title deed.</p> |                                                                                                                                                               |
| Reserve Price                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Rs. 55,08,000/-                                                                                                                                               |
| Earnest Money Deposit (EMD)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Rs.5,50,800/-                                                                                                                                                 |
| Date and Place of Sale                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 29.09.2023 at 11.30 AM At the South Indian Bank Ltd., Kottayam Regional Office, 1 <sup>st</sup> Floor, Regency Square, Collectorate P.O., Kottayam – 686 002. |

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| <p style="text-align: center;">Description of property:<br/>ITEM NO. 3</p> <p>All that part and parcel of property having an extent of 16.77 Ares of land in Ettumannoor Village, in Sy No. 313/2B and Re Sy. No. 464/13-2, Block No 31, Kottayam Taluk, Ettumanoor SRO, Kottayam District in the name of Mr. Terrin Jose, vide sale deed No. 3046/03 dated 13.08.2003 bounded on the North by Nadavazhy (Property of Nirappelpkuty as per primary title deed), East by Road, South by Property of Alice and West by Kallukuttel Property.</p> |                                                                                                                                                               |
| Reserve Price                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Rs. 54,34,000/-                                                                                                                                               |
| Earnest Money Deposit (EMD)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Rs.5,43,400/-                                                                                                                                                 |
| Date and Place of Sale                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 29.09.2023 at 11.45 AM At the South Indian Bank Ltd., Kottayam Regional Office, 1 <sup>st</sup> 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](http://www.southindianbank.com), Branch Athirampuzha at PANNACKAL BUILDINGS, CENTRAL JUNCTION, ATHIRAMPUZHA, KOTTAYAM, KERALA-686562 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 10.30 AM on 29.09.2023
- 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 11.00AM at 29.09.2023. 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 Authorised Officer has obtained EC/ search report regarding the property and it contains an encumbrance in Item No. 1 from sales Tax.
- 17) For any further information and for inspection of property, the intended Tenderers may contact the Authorised Officer (Tel. No. 0481-2567927 / 2567929/ 9496322955) or The South Indian Bank Ltd., or Branch Branches at PANNACKAL BUILDINGS, CENTRAL JUNCTION, ATHIRAMPUZHA, KOTTAYAM, KERALA-686562 (Tel.No.8589901428) during working hours.

**Date : 06.09.2023**

**Place: Kottayam.**



**For The South Indian Bank Ltd.**

  
**Authorised Officer**

**AUTHORISED OFFICER  
(CHIEF MANAGER)**