

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank had issued Demand Notice dated 25.06.2021 to the borrowers and guarantors namely:- 1) M/s J AND J GRANITES AND MARBLES, M C ROAD, KUMARANELLOOR, KOTTAYAM KERALA 686016 represented by its partners 2) MR JOHNEY JOSEPH, PARTNER M/s J AND J GRANITES AND MARBLES, NEERACKAL HOUSE, BHARANANGANAM PO, KOTTAYAM 686578, 3) MR.JOPHY JOSEPH, PARTNER M/s J AND J GRANITES AND MARBLES, EDATTU HOUSE, ERATTUPETTA PO, KOTTAYAM 686121 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 15.09.2022 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.16,06,01,892.43 (Rupees Sixteen Crores Six lakhs One thousand Eight Hundred and ninety two and paise Forty Three Only) as on 06.11.2023 with further interest and costs, subject to the following terms and conditions:

ITEM NO. 1 Description of property:	
All that part and parcel of property having an extent of 17.14 ARES (at present 15.69 ares) of land with Commercial building With D. No. XVII/206 in Re Sy. No. 187/11, 187/9, 187/16, 187/ 4/3 Block No. 26, Perumbaikadu Village, Kottayam Taluk, Kottayam District in the name of Mr. Johny Joseph, vide Sale deed No. 315/2005 & 316/2005 dated 31.01.2005 bounded on the north by Railway Line, West by Property of Johny Joseph & Property of Narayanan Namboothiri , South by MC Road East by Property of Kalyani and appachan (as per Title deed)	
Reserve Price	Rs. 3,64,59,000/-
Earnest Money Deposit (EMD)	Rs. 36,45,900/-
Date and Place of Sale	29.11.2023 at 11 AM At the South Indian Bank Ltd., Kottayam Regional Office, 1 st Floor, Regency Square, Collectorate P.O., Kottayam – 686 002.



ITEM NO. 2 Description of property:	
All that part and parcel of property having an extent of 8.49 ARES (at present 5.19 ares) of land with Commercial building With D. No. 11/271 in Re Sy. No. 187/4/4, Block No. 26, Perumbaikadu Village, Kottayam Taluk, Kottayam District in the name of Mr. Johny Joseph & Jophy Joseph, vide Sale deed No. 208/2016 dated 30.01.2016 bounded on the north by Railway Line, West by Orma Marbles, South by Property of Choorakkattillathu Sankar & Road East by Public Road and Property of J & J Granites & Marbles (as per Title deed)	
Reserve Price	Rs. 76,31,000/-
Earnest Money Deposit (EMD)	Rs.7,63,100/-
Date and Place of Sale	29.11.2023 at 11.30 AM At the South Indian Bank Ltd., Kottayam Regional Office, 1 st 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 Kottayam Main at 275/ IX, CATHOLIC CENTRE CENTRAL JUNCTION, KK ROAD, KOTTAYAM, KERALA, PIN CODE-686001 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 29.11.2023
- 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.
- 8) The Sealed Tenders will be opened by the Authorised Officer on 11.00AM at 29.11.2023. 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 no encumbrances
- 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 Kottayam Main at 275/ IX, CATHOLIC CENTRE CENTRAL JUNCTION, KK ROAD, KOTTAYAM, KERALA, PIN CODE-686001 (Tel.No.8714212690) during working hours.

For The South Indian Bank Ltd.

Date : 07.11.2023

Place: Kottayam.




Authorised Officer

**AUTHORISED OFFICER
(CHIEF MANAGER)**