

Ref: RO-KKD/SAR/TDR/07/2023-24

Date: 29/07/2023

### **TENDER CUM AUCTION SALE NOTICE**

WHEREAS, the Authorised Officer of the Bank had issued Demand Notice dated 09-05-2022 to the Borrower

Mr. Jineesh K, Prop. M/s. Kamadhenu Store, 22/465 B, Cotton Mill Road, Thiruvannur Nada P O, Kozhikode - 673029, Residing at: Srigirija Nivas, Thiruvannur Nada P O, Kozhikode - 673029, Also at: Kanipoyil House, Guruvayurappan College P O, Kozhikode - 673014 and the Guarantor Mrs. Sridevi K, Residing at: Srigirija Nivas, Thiruvannur Nada P O, Kozhikode - 673029, Also at: Kanipoyil House, Guruvayurappan College P O, Kozhikode - 673014, 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 Physical 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 22-05-2023.

AND WHEREAS, the borrower and guarantor 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, "as is what is" and "whatever there 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 Rs.63,22,291.06 (Rupees Sixty Three Lakh Twenty Two Thousand Two Hundred Ninety One and Six Paise Only) as on 28-07-2023, with further interest, penal interest and costs, in the account/s of M/s. Kamadhenu Store with Kozhikode S.M.Street Branch of the Bank, subject to the following terms and conditions: -

Name of Property Owner	Mrs. Sridevi K
Description of property	All that part and parcel of residential property admeasuring 3 Ares 94.73 Sq. Mtrs along with building having plinth area of about 70.17 m2 and all other constructions, improvements, easementary rights existing and appurtenant thereon situated in Sy.No.40, Re.Sy.No.18/26 of Pantheerankavu Village, Kozhikode Taluk, Kozhikode District and owned by Mrs. Sridevi K, more fully described in Gift Deed No.1164/2006 dated 06.03.2006 of Sub Registrar Office Chevayur and bounded on, North: Pathway East: Road South: Footpath West: Property of Others
Reserve Price	Rs. 48,17,000.00 (Rupees Forty Eight Lakh Seventeen Thousand Only)
Earnest Money Deposit (EMD)	Rs. 4,81,700.00 (Rupees Four Lakh Eighty One Thousand Seven Hundred Only)
Date and Place of Sale	11-09-2023 at 11.00 AM at Regional Office - Kozhikode at 1st Floor, Happy Towers, Ward No. 7, Mananchira, Vaikom Mohammed Basheer Road, Kozhikode, Kerala - 673001 <b>Ph:0495-2726726-2726727</b>



### TERMS AND CONDITIONS

- 1) The property will be sold on “as is where is” basis, “as is what is” and “ whatever there 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 – Kozhikode S.M.Street at 1<sup>st</sup> Floor, 'Happy Towers', Vaikom Mohammed Basheer Road, Mananchira, Kozhikode, Kerala - 673001 and Regional Office - Kozhikode at 1<sup>st</sup> Floor, Happy Towers, Ward No. 7, Mananchira, Vaikom Mohammed Basheer Road, Kozhikode, Kerala - 673001 and also visit the scheduled property and satisfy as to its area, boundaries, 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 drawn in favour of “The Authorised Officer, The South Indian Bank Ltd.” payable at Kozhikode or through RTGS to Account No: 0412073000000541 held by “ The Authorised Officer” in The South Indian Bank Ltd, Branch Kozhikode S M Street (IFSC Code: SIBL0000412)
- 5) Interested Tenderers shall submit Demand Draft/ RTGS Receipt as the case may be for the EMD at The South Indian Bank Ltd. Happy Towers 10/658, 1st Floor, Vaikom Muhammed Basheer Road, Kozhikode, Near Mananchira, Kozhikode S.M Street, Kerala, Pincode: 673001 along with the Tender in a sealed cover before 11.00 AM on 11-09-2023
- 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 11-09-2023 at 11.30AM. 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 of 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 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 from 01-01-1990 to 01-06-2023 and it contains no encumbrance.
- 17) For any further information and for inspection of property, the intended Tenderers may contact the Authorised Officer or The South Indian Bank Ltd., Branch Kozhikode S.M.Street Happy Towers 10/658, 1st Floor, Vaikom Muhammed Basheer Road, Kozhikode, Near Mananchira, Kozhikode S.M Street, Kerala, Pincode: 673001 during working hours or may contact **0495-2722247**

Date: 29-07-2023  
Place: KOZHIKODE

For The South Indian Bank Ltd.

  
Authorised Officer  
Chief Manager (Kozhikode Region)  
**AUTHORISED OFFICER  
(CHIEF MANAGER)**

