



THE SOUTH INDIAN BANK LTD.  
REGIONAL OFFICE: PALAKKAD

### TENDER CUM AUCTION SALE NOTICE

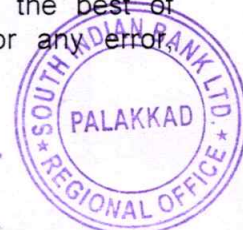
WHEREAS the Authorised Officer of the Bank had issued Demand Notices dated 19-01-2019 to (1) Mr.Subair.T.P, S/o T.P.Mohammed, Proprietor, M/s Magic Flex Print, Door No.5/16, Sreevalli Complex, Opp.Chittur College, Ambattupalayam, Palakkad - 678 104; Also at: Asmabi House, Manthakkad, Malampuzha Post, Palakkad, PIN-678 651; (2)Mrs.Misiriya Subair, W/o Subair.T.P, Asmabi House, Manthakkad, Malampuzha Post, Palakkad, PIN-678 651 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 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 31-08-2019.

AND WHEREAS, the borrower/ guarantors have failed to pay the amount, 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.38,34,300.80 (Rupees Thirty Eight Lakh Thirty Four Thousand Three Hundred and Paise Eighty Only) as on 24-08-2022, with further interest and costs, subject to the following terms and conditions: -

Name of Property Owners	Mr. Subair T. P.
Description of property	All the part and parcel of land admeasuring 04.52 ares (equivalent to 11.16 cents) comprised under Re-Sy. No.435/13 of Block No.28 (Old Sy. No. 67A/4AB2) and all other improvements therein, situated in Malampuzha-II Village, Palakkad Taluk, Palakkad District, in the name of Mr.Subair.T.P, more particularly described in Sale Deed No. 8964/2008 dated 20/10/2008 of SRO Palakkad, bounded on the North by: Property sold by Omana Haridas, on the East By: Property of M.M.Devadasan, on the South by: Property of Rajan and on the West by: 4 metre wide Road.
Reserve Price	Rs.11,72,000.00 (Rupees Eleven Lakh Seventy Two Thousand Only)
Earnest Money Deposit (EMD)	Rs.1,17,200.00 (Rupees One Lakh Seventeen Thousand Two Hundred Only)
Date and Place of Sale	12-09-2022, 11.30 AM The South Indian Bank Ltd., Palakkad Regional Office, at Door No.733/2, First Floor, D& D Arcade Building, Chittur Road, Manapullikavu, Kunnathurmedu P.O., Palakkad -678013

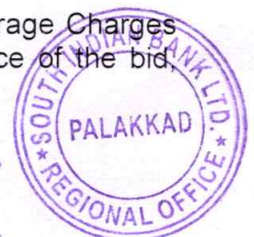
### TERMS AND CONDITIONS

- 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/ Palakkad Main Branch at Jobys Mall, G B Road, Palakkad, Kerala - 678001, and Palakkad Regional Office at Door No: 733/2, First Floor, D & D Arcade, Chittur Road, Manapullikkavu, Palakkad, Kerala, Pin - 678 013 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 Palakkad.
- 5) Interested Tenderers shall submit Demand Draft for the EMD at The South Indian Bank Ltd., Palakkad Regional Office at Door No: 733/2, First Floor, D & D Arcade, Chittur Road, Manapullikkavu, Palakkad, Kerala, Pin - 678 013 along with the Tender in a sealed cover before 11:00 AM on 12-09-2022.
- 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 12-09-2022 at 11:30 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 from 01-01-1985 to 07-06-2022 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., Palakkad Main Branch during working hours.
- 18) This may be treated as notice to the borrower/ guarantors informing them that the property will be sold if the entire amount due to the Bank being Rs.38,34,300.80 (Rupees Thirty Eight Lakh Thirty Four Thousand Three Hundred and Paise Eighty Only) with interest from 08-08-2022 and other costs and charges is not remitted on or before the date fixed for sale.

Date : 25-08-2022

Place : Palakkad



For South Indian Bank Ltd.

Authorised Officer  
Regional Office, Palakkad

**AUTHORISED OFFICER  
(CHIEF MANAGER)**