



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 09-11-2020 to (1) **Mr. Sethumadhavan K**, 1/174 Ushas, Ayinampadam Nemmara, Chittur, Palakkad Kerala 678508 (2) **Smt. Lalitha N**, 1/174 Ushas, Ayinampadam Nemmara, Chittur, Palakkad Kerala 678508, the borrowers and (3) **Mrs. Preetha N**, W/o Achuthanunni, 1/174 Ushas, Ayinampadam Nemmara, Chittur, Palakkad Kerala 678508, (4) **Mr. Hariprasad N** S/o Sethumadhavan K, 1/174 Ushas, Ayinampadam Nemmara, Chittur, Palakkad Kerala 678508, (5) **Mr. Krishanprasad N**, S/o Sethumadhavan K, Sreekrishna Aninampadam Nemmara 678508, (6) **Mr. Pradeep N**, S/o Sethumadhavan K, 1/174 Ushas, Ayinampadam Nemmara, Chittur, Palakkad Kerala 678508, (7) **Mrs. Veena P**, W/o Pramod (L), Sreeniranjanam, Aninampadam Nemmara 678508, Guarantors 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 symbolic 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 17-03-2021.

AND WHEREAS, the borrower/ guarantor 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.2,51,63,016.21 (Rupees Two Crores Fifty One Lakhs Sixty Three Thousand Sixteen and Paise Twenty One Only) as on 03-06-2022, with further interest and costs, subject to the following terms and conditions: -

Name of Property Owners	Sethumadhavan K & Lalitha N
Description of property	<p>All that piece and parcel of land measuring 0.0857 Ha (21.16 cents) with building, (**excluding 3527 Sq Ft built up area and proportionate right in undivided area on land) in survey no.134/4,5, Block 54, Nemmara Village, Chittur Taluk Palakkad in the name of Sethumadhavan K & Lalitha N more particularly described in Jenm Assignment Deed No.1806/2017 dated 25-08-2017, SRO Nemmara, with boundaries, North: Property of Hussain Master; South: Panchayath Road, Valsalakumari; East: Prop Janardhanan Master, Valsalakumari and chal; and West: Property of Gangadharan</p> <p>As per location Certificate:</p> <p>Item -1 Old survey 164/1, new survey 134/4 (0.0202 Ha) Boundaries: East: Janardhanan; West: Sethumadhavan Nair; North: Hussain; South: Valsalakumari</p> <p>Item -2 Old survey 164/2, new survey 134/5 (0.0655 Ha) Boundaries: East: Valsalakumari, Sethumadhavan Nair, Lalitha; West: Gangadharan; North: Hussain; South:</p>



	Panchayath Road			
	**Rights retained with Mr P.S.Mohan and Sabu P Mathew as follows:			
	Floor/Type of Flat	Super built area	UDS	Exclusive right over Car Parking
	GF - D type	1180 Sq Ft	514 Sq Ft	No.4
	GF - E type	1167 Sq Ft	508 Sq Ft	No.5
	FF - D type	1180 Sq Ft	514 Sq Ft	No.6
Reserve Price	Rs.3,35,66,000.00 (Rupees Three Crores Thirty Five Lakhs Sixty Six Thousand Only)			
Earnest Money Deposit (EMD)	Rs.33,56,600.00 (Rupees Thirty Three Lakhs Fifty Six Thousand Six Hundred Only)			
Date and Place of Sale	14-07-2022, 12.00 PM The South Indian Bank Ltd., Palakkad Regional Office, at Door No.733/2, First Floor, D& D Arcade Building, Chittur Road, Manapullikkavu, 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/ Nemmara Branch at VII/472, Main Road Nemmara, P.B. No.7, Nemmara, Palakkad, Kerala – 678508 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 11:30 AM on 14-07-2022.
- 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 14-07-2022 at 12:00 PM. 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 01-01-2017 to 24-02-2022 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., Nemmara Branch during working hours.
- 18) This may be treated as notice to the borrowers/ guarantors informing them that the property will be sold if the entire amount due to the Bank being Rs.2,51,63,016.21 (Rupees Two Crores Fifty One Lakhs Sixty Three Thousand Sixteen and Paise Twenty One Only) with interest from 01-06-2022 and other costs and charges is not remitted on or before the date fixed for sale.

For South Indian Bank Ltd.

[Signature]
Authorised Officer
Regional Office, Palakkad

AUTHORISED OFFICER
(CHIEF MANAGER)

Date : 06-06-2022
 Place : Palakkad

