

REGIONAL OFFICE, PALAKKAD

Door No.733/2, First Floor, D & D Arcade, Chittur Road, Manapullikavu,
Kunnathurmedu P.O., Palakkad, Kerala Pin – 678 013; Email :
ro1011@sib.co.in



TENDER CUM AUCTION SALE NOTICE

Ref: 1. 13(2) Demand Notice: PLKD.RO/SAR/27/2019-20 dt 03.10.2019

WHEREAS the Authorised Officer of the Bank (hereinafter referred as AO) had issued Demand Notice dated 03.10.2019 to **(1). Mr. Prasanth R , S/o (late) Ramachandran , prop M/s Thejus Super Market, V/705, Pambadi , Thiruvilwamala, Thrissur – 680588. (2) Mrs Valsala R W/o (late) Ramachandran C, Chakkingal House (Thejus) Thiruvilwamala, Thrissur-680588 (3) Mr. Pradeep R S/o (late) Ramachandran, Chakkingal House(Thejus) , Thiruvilwamala, Thrissur-680588** 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") in the account : Mr. Prasanth R (0081658000000210) with Thiruvilwamala Branch 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 **05.06.2023** with the assistance of the Advocate commissioner appointed by CJM Court, Palakkad in MC No 41/2021.

AND WHEREAS, the borrower/co-obligants/ guarantor have failed to pay the amount, Notice is hereby given that the immovable properties are 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.34,08,885.47 (Rupees Thirty Four Lakhs Eight Thousand Eight Hundred and Eighty Five Rupees and Fourty Seven Paise only) as per OA 215/2021 as on 29-11-2023 subject to the following terms and conditions :

Name of Property Owner	Mr. Ramachandran C (Late)
Description of property	All the part and parcel of land admeasuring 5.11 ares equivalent to 12.62 cents of with 3096 sqft residential building and all other improvements therein in Sy Nos 682/2 (4.06 Ares) 682/4 (1.05 Ares) situated in Thiruvilwamala Village, Thalappilly Taluk, Thrissur District in the name of Ramachandran C (since expired), more particularly described in Sale deed No 2306/2014 dated 18.10.2014 of SRO Pazhayannur bounded by North by: PWD Road East By: Panchayath Road, South by: Property of Ramachnadran West by: Property of Ramachandran
Reserve Price	Rs. 43,20,000/- (Rupees Fourty Three Lakhs Twenty Thousand Only)
Earnest Money Deposit (EMD)	Rs. 4,32,000/- (Rupees Four Lakhs Thirty Two Thousand Only)
Date and Place of Sale	19-12-2023, 11.00 AM The South Indian Bank Ltd., Regional Office Palakkad, at Door No 733/2,First Floor, D& D Arcade Building, Chittur Road, Manapullikavu, Kunnathurmedu.P.O., Palakkad -678013



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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 ,Thiruvilwamala Branch, and Regional Office at Palakkad 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, 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 DD drawn in favour of “The Authorised Officer, The South Indian Bank Ltd.” payable at Palakkad /RTGS/NEFT/net banking to Authorised Officer **Account No. 0063073000003694** maintained at Palakkad Main Branch (IFSC/NEFT Code is SIBL0000063).
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 -Palakkad 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 10.30 AM on **19-12-2023**.
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 at **11.00 AM on 19-12-2023**. 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.



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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/ Sewage connection etc. and any other common services transferred in his name.
16. The Authorised Officer has obtained EC/ search report regarding the property from 01.01.1983 to 09.06.2023 and it contains following encumbrances
 - a) Attachment order by Thrissur Sub court, for Rs 35,00,000/- dated 14-12-2017 as per OS No: 215/2017
 - b) Attachment order by Arbitral Tribunal Thrissur regd JMJ Finance Poothole, for Rs 33,99,008/- dated 21-10-2021 as per AOP No: 421/2021
 - c) Attachment order by Arbitral Tribunal Thrissur, regd Shaji T D director JMJ Finance Poothole for Rs 70,64,510/- dated 31-03-2022 as per AOP No: 422/2021
 - d) Attachment order by Arbitral Tribunal Thrissur regd Shaji T D director JMJ Finance Poothole for Rs 33,99,008/- dated 13-04-2022 as per AOP No: 421/2021

(However, the said attachments are subsequent to creation of equitable mortgage in favour of the bank and therefore the same will not affect bank's right to sell the secured asset in auction There is no encumbrance over the property to the knowledge of the bank other than those mentioned herein.
17. For any further information and for inspection of property, the intended Tenderers may contact the Authorised Officer or The South Indian Bank Ltd., **Thiruvilwamala** Branch during working hours.

For The South Indian Bank Ltd.

Authorised Officer
(Chief Manager)

AUTHORISED OFFICER

Date : 29-11-2023

Place : Palakkad

