SOUTH INDIAN Bank

The South Indian Bank Ltd., **Regional Office, Palakkad,** Door No 733/2,First Floor, D& D Arcade Building, Chittur Road, Manapullikavu.Kunnathurmedu.P.O., Palakkad -678013, Phone: 0491- 2504084, Email: ro1011@sib.co.in

RO/PKD/SAR/SALE/03/2021-22 Dt: 02.09.2021

To

1(a)	**Mr. Mohanan K, S/o Kumaran, Proprietor, M/s National Metal Industries, D. No. 1/919, Polytechnic Road, Kolakkapadam, Erattayal, Kodumbu P.O, Palakkad District- 678551**		
1(b)	**Mr. Mohanan K, S/o Kumaran, Sreevalsam House, House No 122, Sahyadri Colony, Chandranagar, Palakkad**	2(a)	**Mrs. Rajani T V, W/o Mohanan K, Sreevalsam House, House No 122, Sahyadri Colony, Chandranagar, Palakkad**
1(c)	**Mr. Mohanan K D. No. 3/410, Mano Bhavan, Near Govt. Polytechnic College, Erattayal, Kodumbu P.O. Palakkad District- 678551,**	2(b)	**Mrs. Rajani T V, W/o Mohanan K, D. No. 3/410, Mano Bhavan, Near Govt. Polytechnic College, Erattayal, Kodumbu P.O. Palakkad District- 678551**

Sirs/ Madam,

Sub: TENDER CUM AUCTION SALE NOTICE-

Ref: 1. 13(2) Notice :RO.PKD/LEGAL/SS/SAR/32/2017-18 dt 17.07.2017
2. 13(8) Notice :PKD.RO/REC/SAR/7/2020-2021 dt.21.07.2020

WHEREAS the Authorised Officer of the Bank (hereinafter referred as AO) had issued Demand Notice RO.PKD/LEGAL/SS/SAR/32/2017-18 dt 17.07.2017 to **Mr. Mohanan K** (Proprietor, M/s National Metal Industries, D. No. 1/919, Polytechnic Road, Kolakkapadam, Erattayal, Kodumbu P.O, Palakkad District- 678551)& **Mrs. Rajani T V**, W/o Mohanan K, both now at Sreevalsam House, House No 122, Sahyadri Colony, Chandranagar, Palakkad (earlier at D. No. 3/410, Mano Bhavan, Near Govt. Polytechnic College, Erattayal, Kodumbu P.O. Palakkad District- 678551), 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 :M/s National Metals (0558658000000211, since transfered to Suit filed account) with Branch: Chandranagar 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 **17.07.2019** with the assistance of the Advocate commissioner appointed by CJM Court, Palakkad in MC No 187/2018.

AND WHEREAS, the borrower/guarantor have failed to pay the amount in full, Notice is hereby given that the movable/ 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

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is" condition, on the date and at the place mentioned herein below for realization of amounts shown below

Account	Amount due	Legal Charges, Interest & Penal Interest due from
Mohanan K & Rajani T.V	Rs.1,34,23,248.22	07.07.2021

ie a total sum of Rs. 1,34,23,248.22 (Rupees One crore thirty four lakhs twenty three thousand two hundred forty eight and Paise twenty two only) as on 01-09-2021 with Legal Charges, further interest, penal interest and costs due from respective dates, subject to the following terms and conditions: -

Name of Property Owner	**Mrs. Rajani T V**
Description of property	**All the part and parcel of land admeasuring 6.07 Ares (equivalent to 15 Cents) along with a double storied residential building having approx. built up area of 2975 Sq. Ft. and all other improvements therein comprised in Re. Sy. No. 584/2 (Old Sy. No. 135/3A), situated in Kodumbu Village, Palakkad Taluk, Palakkad District, in the name of Mrs. Rajani, more particularly described in Jenm Sale Deed No.207/2008 dated 08.01.2008, of SRO Palakkad, bounded on the North by: Walayar Canal, on the East by: Walayar Canal(Canal Road as per location sketch), on the South by: Pond and on the West by: Property of Daivana.**
Reserve Price	Rs 80,00,000/- (Rupees Eighty Lakh only)
Earnest Money Deposit (EMD)	Rs 8,00,000/-(Rupees Eight Lakh only)
Date and Place of Sale	22-09-2021, 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

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/ Chandranagar Branch at Door No 9/1484,Kav ,Central complex ,Chandranagar PO Palakkad Kerala 678007 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 RTGS / DD drawn in favour of "The Authorised Officer, The South Indian Bank Ltd." payable at Palakkad.
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 22-09-2021.
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 AM on 22-09-2021. 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/ 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 01.01.1976 to 17.08.2021 and it contains encumbrance as stated below.

EC dt	EC For period	Entry & comments
31.01.08	EC for 01.01.76 to 15.01.08	Sale deed 204/2008 in favour mortgagor
19.07.13	EC for 01.01.99 to 15.07.13	Sale deed 204/2008 in favour mortgagor
18.06.14	EC for 01.04.12 to 13.06.14	Nil
30.11.15	EC for 01.06.14 to 25.11.15	Nil
05.09.19	EC for 01.01.15 to 30.08.19	Entry Dt: 20.07.19-OS No 2043/2019, TCR Munsiff Court by George Company-However, the said encumbrance has been created after mortgaging the property in favour of the bank.
03.09.20	EC for 01.08.19 to 25.08.20	Nil
18.08.21	EC for 1.08.20 to 17.08.21	Nil

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., **Chandranagar** Branch during working hours.

For South Indian Bank Ltd.

Authorised Officer
Regional Office , Palakkad

Date : 02.09.2021
Place : Palakkad

AUTHORISED OFFICER
(CHIEF MANAGER)

SOUTH INDIAN BANK ★ REGIONAL OFFICE ★