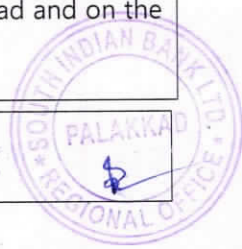


TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank (hereinafter referred as AO) had issued Demand Notice dated 16.08.2017 to Mr. Ramesh C. S/o Chandran V. Proprietor, M/s Arjun Metals, D. No. 7/514, NH-47, Marutharoad P.O., Palakkad District – 678007, Also at; Giri Nivas, Narikkode, Chandranagar P.O., Palakkad District –678007. being the borrower and Mrs. Nimitha Ramesh, W/o Ramesh C. Giri Nivas, Narikkode, Chandranagar P.O. Palakkad District –678007 being the guarantor, 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 **13.12.2017**

AND WHEREAS, the borrower/ have failed to pay the amount in full, 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 and "as is what is" condition, on the date and at the place mentioned herein below for realization of a sum of Rs.1,49,71,905.58 (One Crore Forty Nine Lakhs Seventy One Thousand Nine Hundred And Five Rupees And Fifty Eight Paise) as on 09.02.2023 with further interest from 31.01.2023 and costs in the CCOL account M/s Arjun Metals and sum of Rs.1,51,19,362.30 (One Crore Fifty One Lakhs Nineteen Thousand Three Hundred And Sixty Two Rupees And Thirty Paise) as on 09.02.2023 with further interest from 12.01.2023 and costs in the Housing Loan account Mr. Ramesh C and subject to the following terms and conditions: -

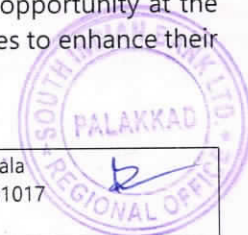
Name of Property Owner	Mr. Ramesh C
Description of property	<p>Item 1: All the part and parcel of land admeasuring 0.0541 Hectare (equivalent to 13.36 Cents) along with a shed having approx. built up area of 500 Sq. Ft., bearing D. No. VII/514 of Marutharoad Panchayath and all other improvements therein comprised in Re. Sy. No. 375/1, 376/1 and 376/13 (Old Sy. No. 7, 106/6 and 106/6B) situated in Marutha road Village, Palakkad Taluk, Palakkad District, in the name of Mr. Ramesh C., more particularly described in Settlement Deed. No.6715/2011 dated 14.09.2011, of SRO Palakkad, bounded on the North by: NH 47, on the East by: Property of Jayaraman, on the South by: 5 Meter wide Road and on the West by: Property of Girish.</p> <p>Item 2: All the part and parcel of land admeasuring 0.0379 Hectare (equivalent to 9.37 Cents) along with a triple storied residential building having approx. built up area of 7204 Sq. Ft. and all other improvements therein comprised in Re. Sy. No. 152/19 (Old Sy. No. 25/2B), situated in Marutha road Village, Palakkad Taluk, Palakkad District, in the name of Mr. Ramesh C., more particularly described in Jenm Sale Deed No.8746/2011 dated 02.12.2011, of SRO Palakkad, bounded on the North by: Property of Paul K. Thomas, on the East by: Property of Surendran, on the South by: Road and on the West by: Properties of Sameena and Babu.</p>



Reserve Price	Item 1: Rs.1,14,00,000/- (Rupees One Crore Fourteen Lakhs Only) Item 2: Rs.2,47,00,000/- (Rupees Two Crore Forty Seven Lakhs Only)
Earnest Money Deposit (EMD)	Item 1: Rs.11,40,000/- (Rupees Eleven Lakhs Forty Thousand Only) Item 2: Rs.24,70,000/- (Rupees Twenty Four Lakhs Seventy Thousand Only)
Date and Place of Sale	24/03/2023; 11.30 AM for item No.1 and 12.00 Noon for Item NO.2 At 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 P.O, Palakkad Kerala 678007 and Regional Office at Palakkad at Door No: 733/2, First Floor, D & D Arcade, Chittur Road, Manapullikavu, Palakkad, Kerala, Pin – 678 013, its Head Office at SIB House, T B Road, Thrissur-1 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 (A/C No.0063053000003694, IFSC Code SIBL0000063) /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 along with the Tender in a sealed cover before 11.00 AM on 24/03/2023 for both item No.1 and 2.
- 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 24/03/2023 at 11.30 AM for item no.1 property and 12.00 Noon for item No.2 property. 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/ Sewerage connection etc. and any other common services transferred in his name.
- 16) The Authorised Officer has obtained up to date EC/ search report regarding the property and it does not contain any 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, Chandranagar** Branch during working hours. (Mob No: 7293107455, 9901619681)

Date: 10/02/2023

Place: Palakkad

For South Indian Bank Ltd.

Authorised Officer
Regional Office, Palakkad
Authorised Officer

