

The South Indian Bank Ltd,
Regional Office-Thrissur
 1st Floor,Platinum Jubilee
 Building, Civil Line Road,
 Near Children's Park,
 Ayyanthole, Thrissur-680003



Ref: TCR/RO/REC/SAR/SN/ABI/16/2024-25

Date: 09.04.2024

E - AUCTION SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) and 9(1) of the Security Interest (Enforcement) Rules, 2002.

WHEREAS, the Authorised Officer of the Bank had issued Demand Notice dated 12.07.2021, calling upon (1) Mr. Joseph Pius S/o. Mr. Pius A.L, Alapatt House Karanchira, Kattoor PO, Thrissur, Kerala-680702 (2) Mr. Antony John : Thadikaran House, Edathuruthy P O, Thrissur, Kerala-680703 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 property/ies, 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.

AND WHEREAS, the borrower/guarantor have failed to pay the amount, Notice is hereby given to the public in general and in particular to the Borrower(s)/Guarantor(s) that the immovable property/ies mortgaged to the Secured Creditor more fully described in the Schedule hereunder will be sold on "as is where is" basis, "as is what is" and "whatever there is" condition, on the date and at the place mentioned herein below for realization of a sum of **Rs. 74,70,882.90 (Rupees Seventy Four Lakh Seventy Thousand Eight Hundred Eighty Two and Paise Ninety Only)** as on 08.04.2024 with future interest, costs and expenses etc. thereon in the account/s of Joseph Pius with **KUTTANELLUR** Branch of the Bank, subject to the following terms and conditions: -

Name of Property Owner	Mr Antony John
Description of property	All that part and parcel of land admeasuring 0.0422 Hectare (10.42 cents) in Pearl Home Villas along with Door No IV/500C, Ward -7 in Mulankunnathkavu Grama Panchayath measuring 2115 Sq ft (approx.) and all other improvements, appurtenances and easementary rights in Sy 628/4P in Thiroor Desom, Killannoor Village, Thrissur Taluk and District along with Easementary rights over raods on the Eastern, Northern and Southern sides and covered by Sale deed No 5438/2008 dated 08.08.2008 and Rectification deed No 5942/2008 dt 04.09.2008 in the name of Sri Antony John and bounded by
	North : 7 metre Private Road,
	South : 5 metre Private Road

	East : 5 metre Private Road
	West : Property of M.R.Nair
Nature of possession	Physical
Reserve Price	Rs. 47,60,000/- (Rupees Forty Seven Lakh Sixty Thousand Only)
Earnest Money Deposit (EMD)	Rs. 4,76,000/- (Rupees Four Lakh Seventy Six Thousand Only)
Mode of submission of EMD/ Sale amount	All amounts payable regarding EMD and sale shall be paid by way of Demand Draft drawn in favour of "The Authorised Officer, The South Indian Bank Ltd." payable at Thrissur /RTGS/NEFT/Net Banking or through RTGS to Account No:0084073000004388 held by " The Authorised Officer" in The South Indian Bank Ltd, Branch : Thrissur Main (IFSC Code: SIBL0000084)
Last date and time for submission of Bid along with EMD	on or before 08.05.2024 by 5.00 PM
Property Inspection	From 11.00 AM to 04.00 PM on working days with prior appointment
Bid incremental amount	Rs.5000/- (Rupees Five Thousand Only)
Date and time of E-auction	09.05.2024 from 10.30 AM to 11.00 AM (with 5 minute unlimited auto extensions till sale is concluded)
E-auction service provider	(BankAuctions.in ,+918142000735, dinesh@bankauctions.in. https://bankauctions.in/)

TERMS AND CONDITIONS OF SALE

- 1) The secured asset will be sold by e-auction through Bank's approved service provider i.e BankAuctions.in who are assisting the Authorised Officer in conducting the online auction.
- 2) The intending purchasers shall submit the EMD amount mentioned hereinabove via Demand Draft in favour of "The Authorised Officer, The South Indian Bank Ltd." payable at Thrissur /RTGS/NEFT/net banking at the address mentioned above or through RTGS to Account No: 0084073000004388 held by " The Authorised Officer" in The South Indian Bank Ltd, Branch Thrissur Main (IFSC Code: SIBL0000084) latest by 5.00 PM on or before 08.05.2024.
- 3) The intending purchaser shall submit duly filled in bid form in original (format available with Authorised officer and in website: <https://bankauctions.in/> along with self-attested copies of Proof of identification/Address proof (KYC) to the Authorised officer and should carry the original for verification. Bids submitted otherwise than in the format prescribed shall not be eligible for consideration and will be liable for rejection.
- 4) In case of joint bidders, an authorization letter signed by all the bidders authorizing a bidder (one among them who is holding a valid ID) is to be submitted along with bid form. In case

- the bidder is a corporate/Partnership firm, a copy of the resolution passed by the Board of Directors/Partners authorizing the actual bidder, who is holding a valid ID, needs to be submitted along with the bid form.
- 5) Bidders should have active mobile number and valid e-mail address for participating in E-Auction and register their names at the e-auction portal and get User ID and Password free of cost from E-auction service provider whereupon they would be allowed to participate in the online-E-auction.
 - 6) Please note that interested purchasers shall be permitted to participate and bid in the e-auction only if EMD amount has been received by the Bank along with the documents and in the manner mentioned in point 3 hereinabove.
 - 7) Eligible Bidders who have duly complied with the above requirements in point no.2,3 & 4 hereinabove will be provided with User ID and Password through Bank's approved service provider for participating in e-auction portal.
 - 8) After the submission of EMD, the bidders shall not be allowed to withdraw the Bid forms/EMD. The amount of EMD paid by interested bidders shall not carry any interest.
 - 9) Online bidding will commence from Reserve price or from the highest bid quoted whichever is higher.
 - 10) The Bank / service provider for e-Auction shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the causes.
 - 11) The bid once submitted by the bidder, cannot be cancelled/withdrawn and the bidder shall be bound to buy the property at the final bid price. The failure on the part of bidder to comply with any of the terms and conditions of e-Auction, mentioned herein will result in forfeiture of the amount paid by the defaulting bidder.
 - 12) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.
 - 13) The Authorised Officer shall be at liberty to cancel the e-Auction process at any time, before declaring the successful bidder, without assigning any reason.
 - 14) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.
 - 15) The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondence regarding any change in the bid shall be entertained.
 - 16) The Authorised Officer is not bound to accept the highest offer and the Authorised officer has absolute right to accept or reject any or all offer(s) or adjourn / postpone/ cancel the e-Auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor.
 - 17) In case of forfeiture of the amount deposited by the defaulting bidder, he shall neither have claim on the property nor on any part of the sum for which may it be subsequently sold.
 - 18) In case any dispute arises as to the validity of the bid(s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Authorised Officer shall be final. In such an eventuality, the Bank shall in its sole discretion be entitled to call off the sale and put the property to sale once again on any date and at such time as may be decided by the Bank.



30) For any further information and for inspection of property, the intended bidders may contact the Authorised Officer or The South Indian Bank Ltd., Branch KUTTANELLUR during working hours or may contact Derick Paul K ,8921077601 at the South Indian Bank Ltd Thrissur Regional Office

For detailed terms and conditions of the sale, please refer to the link provided in www.southindianbank.com and <https://bankauctions.in/> (website/Link of E Auction Service provider)

Date: 09.04.2024

Place: Thrissur



**AUTHORISED OFFICER
(CHIEF MANAGER)**