

The South Indian Bank Ltd,
Regional Office-Thrissur
1st Floor,Platinum Jubilee
Building, Civil Line Road,
Near Children's Park,
Ayyanthole,Thrissur-680003
ro1006@sib.co.in,
Ph : 0487-2965100



Ref: TCR/RO/REC/SAR/SN/153/2024-25

Date : 21.10.2024

Notice inviting expression of interest for sale of property under private treaty

Notice of sale of immovable assets through private treaty charged to the bank under the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act,2002 (SARFAESI ACT)

The undersigned as Authorized Officer of The South Indian Bank Ltd has taken over possession of the schedule property(ies) u/s 13(4) of the SARFAESI Act in the accounts of M/s FLAME JEWELS PRIVATE LIMITED with Thrissur East Fort Branch of the Bank.

Public at large is informed that the secured property(ies) as mentioned in the Schedule are available for sale through Private Treaty, as per the terms agreeable to the Bank for realisation of Bank's dues on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS", subject to the following terms and conditions: -

SCHEDULE

Sl No.	Description of the Property(ies)	Reserve Price (Rs.) (below which the properties will not be sold)
1	All that part and parcel of land admeasuring 4.67 Cents along with commercial building having a built up area of 4020 Sq.Ft (Approx) and with all other constructions, improvements, easementary rights existing and appurtenant thereon situated under Sy No: 772/3p within Chembukkavu Village, Thrissur Taluk, Thrissur District and owned by M/s Flame Jewels Private Limited morefully described in Sale Deed 5898/13 dated 30-12-2013 and 1163/14 dated 10-03-2014 and Sale Deed 1649/14 dated 31-03-2014 all of Sub Registrar Office – Trichur and bounded on North: Road East: Property of Dr. Cheriyan Joseph South: Property of Chirayath Family West: Property of C M George	Rs.2,08,43,000.00



For THE SOUTH INDIAN BANK LTD,
[Signature]
2765
AUTHORISED OFFICER

TERMS AND CONDITIONS

- 1) Sale through Private Treaty will be on “AS IS WHERE IS BASIS” and “AS IS WHAT IS BASIS” and “WITHOUT RECOURSE BASIS”.
- 2) The purchaser will be required to deposit 10% of the offered amount along with application and upon bank’s acceptance of offer for purchase of property, the balance 90% of the sale consideration shall be paid immediately or not later than 30.10.2024.
- 3) Failure to remit the balance 90% of the offered amount as required under clause (2) above will cause forfeiture of amount already paid along with application i.e 10% of the offered amount.
- 4) In case of non-acceptance of offer of purchase by the Bank, the amount of 10% paid along with the application will be refunded without any interest.
- 5) The property is being sold with all the existing and future encumbrances whether known or unknown to the Bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/rights/dues except the attachment order passed by Hon’ble Sub Court of Thrissur in IA No 2/2024 of CS No. 76/2024 as the same is not binding on the bank and the attachment over property is subsequent to our mortgage and bank holds first and paramount charge over the schedule property.
- 6) The purchaser should conduct due diligence on all aspects related to the property (under sale through private treaty) to his/her satisfaction. The purchaser shall not be entitled to make any claim against the Authorised Officer/Secured Creditor in this regard at a later date.
- 7) The Bank reserves the right to reject any offer of purchase without assigning any reason.
- 8) The property will be sold on first come basis. In case if the offer or fails to deposit the entire balance sale amount within the stipulated time frame or fails to comply with the accepted terms & conditions of the sale, the Bank will forfeit the amount already remitted and proceed with sale of the property to other interested purchasers without any further notice.
- 9) For any further information and for inspection of property, the intended buyers may contact the Authorised Officer or The South Indian Bank Ltd. Thrissur East Fort during working hours.
- 10) The purchaser shall pay the applicable TDS from the total sale consideration.
- 11) The stamp duty/additional stamp duty/registration charges /transfer charges, etc. and also all the statutory/non-statutory dues, taxes, rates, assessment charges, fees, other expenses in respect of the property shall be borne by the purchaser in addition to the sale consideration.
- 12) Sale shall be in accordance with the provisions of SARFAESI Act/ Rules.

Date: 21.10.2024

Place: Thrissur


AUTHORISED OFFICER

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THE SOUTH INDIAN BANK LTD

