

Ref- TCR/RO/REC/SAR/SN/ARU/279/2024-25

Date: 18-03-2025

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 Atlas Jewellery Pvt Ltd with Thrissur Main 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	Reserve Price (Rs.) (below which the properties will not be sold)
1	<p>All that part and parcel of land admeasuring 330.60 Ares equivalent to 816.90 Cents together with all improvements thereon, situated in Block No.38 of Puthencruze Village, Kunnathunadu Taluk. Ernakulam District, owned by M/s Atlas Golden Land and Developers Private Limited, comprising of following extents</p> <p>a) Land admeasuring 232.34 Ares equivalent to 574.11 Cents, comprised of 69.06 Ares in RS No.288/2/2,24.73 Ares in RS No.305/7-1, 1.76 Ares in RS No.305/16-3, 136.79 Ares in RS.288/2-4, more fully described in the schedule of Sale Deed No.3303/2008 dated 28.04.2008 of Puthencruze SRO, bounded as follows: North - Property of M/s Atlas Golden Land and Developers Private Ltd East - Property of Thomas Varghese. South - Property of Kavanal. West - Panchayath Road.</p>	<p>Rs.10,00,00,000.00 (Rupees Ten Crores Only)</p>



<p>b) Land admeasuring 40.47 Ares equivalent to 100 Cents, situated. in Old Sy No.550/1/6, Re Sy No.288/2/2/4, more fully described in the schedule to Sale Deed No.3304/2008 dated 28/04/2008 & Rectification Deed No.6236/2012 dated 03.11.2012 of SRO Puthencruze, bounded as follows, North - Property of Mr. Rajesh Mathew, Mr. George Elias & Others. East - Property of Mr. Rajesh Mathew, Mr. George Elias & Others. South - Property of Mr. Rajesh Mathew, Mr. George Elias & Others. West - Pathway.</p> <p>c) Land admeasuring 57.79 Ares equivalent to 142.79 Cents, situated in Old Sy No.550/15, Re Sy No.306/6, being the balance extent available after alienation, out of the property admeasuring 84 Ares purchased under Sale Deed No: 4316/2008 dated 29.05.2008 & Rectification Deed No.6632/2008 dated 18.08.2008 of Puthencruze SRO, bounded as follows; Boundaries - East - Panchayath Road. South - Property in RS No.306/6 Part. West - Property in RS No.283. North - Property in RS No.283.</p>	
---	--

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 25% of the offered amount along with application and upon bank's acceptance of offer for purchase of property, the balance 75% of the sale consideration shall be paid within 15 days of such acceptance.
- 3) Failure to remit the balance 75% of the offered amount as required under clause (2) above will cause forfeiture of amount already paid along with application i.e 25% of the offered amount.
- 4) In case of non-acceptance of offer of purchase by the Bank, the amount of 25% 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.
- 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.




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

- 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 Regional Office 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.

For The South Indian Bank Ltd.

Date: 18-03-2025
Place: Thrissur


Authorised Officer
AUTHORISED OFFICER
THE SOUTH INDIAN BANK LTD

