

## KOTTAYAM REGIONAL OFFICE

1<sup>st</sup> Floor, Regency Square, K. K. Road,  
Collectorate P. O. Kottayam, Kerala - 686 002  
Phone: 0481 - 2567927 / 2567929  
Email: [ro1009@sib.co.in](mailto:ro1009@sib.co.in)



Ref: RO-KTYM/REC/SALE/1023/2024-25

Date: 05.12.2024

## **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 25.06.2021 to the Borrowers 1) **M/s J AND J GRANITES AND MARBLES** at M C Road, Kumaranellor, Kottayam, Kerala, Pincode - 686016, 2) Mr. Johney Joseph, Partner: M/s J and J Granites and Marbles, Neerackal House, Bharananganam P O, Kottayam, Pincode - 686578, 3) Mr. Jophy Joseph, Partner: M/s J and J Granites and Marbles, Edattu House, Erattupetta P O, Kottayam, Pincode - 686121 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 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/guarantors have failed to pay the amount, Notice is hereby given that the 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 is" condition, on the date and at the place mentioned herein below for realization of a sum of Rs.19,15,37,347.89 (Rupees Nineteen Crores Fifteen Lakhs Thirty Seven Thousand Three Hundred Forty Seven and Paise Eighty Nine Only) as on 27.10.2024 with further interest and costs thereon, with regard to the credit facilities in the account/s of M/s J and J Granites and Marbles with Kottayam Main Branch of the Bank, subject to the following terms and conditions;

Name of Property Owner	M/s J and J Granites and Marbles
Description of the Movable Property	
(A) Tiles: NITCO 45x15 – Size 150, NITCO 60x15 – Size 107, NITCO 60x30 – Size 3766, NITCO 30x30 – Size 2324, NITCO 38x25 – Size 182, SAMAY 45x30 – Size 26684, NITCO 20x30 – Size 193, NITCO 30x30 – Size 494, NITCO 45x30 – Size 487, NITCO 33x45 – Size	



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839.28, NITCO 122x30 – Size 301, NITCO 48x30 – Size 774, NITCO 60x36 – Size 155686, NITCO 10x40 – Size 774, NITCO 120x60 - Size 12000, NITCO 30x40 – Size 64, NITCO 60x60 – Size 803, NITCO 60x40 – Size 4626, NITCO 90x30 – Size 882, NITCO 1x1 – Size 3228, NITCO 80x80 – Size 742, NITCO 120x80 – Size 419, NITCO 60x60 – Size 150, NITCO 50x50 – Size 1120, NITCO 120x20 – Size 161, NITCO 60x80 – Size 1215, Granite – Size 9070, Marble – Size 6789

(B) Urinal: Jaquar - Nos 33

(C) Bidet: Jaquar - Nos 1

(D) Flush: Jaquar - Nos 134, Hind Ware – Nos 60

(E) European Closet: Jaquar - Nos 76, Hind Ware - Nos 10

(F) European Cover Plate: Jaquar - Nos 44

(G) WB Corner Small - Nos 1

(H) Small Aluminium Grill - Nos 18

(I) Flush Tank Plastic - Nos 2

(J) Wash Basin: Jaquar - Nos 214, Hind Ware - Nos 211, HCL - Nos 1

(K) Ready Made Wash Basin Stand: RAK - Nos 13

(L) Sink Duct 50x15 - Nos 30, Sink Duct 83x48 - Nos 12

(M) Water Heater: Jaquar - Nos 63

(N) Single Sink 55x45 - Nos 37,

(O) Sink 150x60 - Nos 8

(P) Jacuzzi - Nos 1

(Q) Full Set Shower Pipe - Nos 27

(R) Heavy Duty Pipe - Nos 26

**Reserve Price**

**Rs.98,10,000 /-**

**(Rupees Ninety Eight Lakhs Ten Thousand Only)**

**Earnest Money Deposit  
(EMD)**

**Rs.9,81,000/-**

**(Rupees Nine Lakh Eighty One 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 Kottayam or through RTGS to Account No:0344073000000078 held by "The Authorised Officer" in The South Indian Bank Ltd, Branch Kottayam Collectorate Jn. Branch (IFSC Code: SIBL0000344)



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Last date and time for submission of Bid along with EMD	On or before 13.01.2025 by 04.00 PM
Property Inspection	From 03.00 PM to 05.00 PM on working days with prior appointment.
Bid incremental amount	Rs.10,000/- (Rupees Ten Thousand Only)
<b>Date &amp; time of auction</b>	<b>14.01.2025 from 11.00 AM to 12.00 Noon (With 5 minute unlimited auto extensions till sale is concluded)</b>
E-auction service provider	
<b>M/s 4 Closure</b>	
<b>Website Name:</b> <a href="https://bankauctions.in">https://bankauctions.in</a> , <b>Office mail Id :</b> <a href="mailto:info@bankauctions.in">info@bankauctions.in</a>	
<b>Office Address:</b> M/s. 4 Closure, # 605 A, 6th Floor, Maitrivanam, Ameerpet Hyderabad, Telangana - 500038.	
<b>Help Line Desk:</b> Landline: 040-23736405, Mr. Dinesh: +91 81420 00735	
Backend Team : Ms. Trishala (8142000066/62)	

### TERMS AND CONDITIONS OF SALE

1.	The secured asset will be sold by e-auction through Bank's approved service provider i.e. M/s 4 Closure Service Provider 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 Kottayam at the address mentioned above or through RTGS to Account No: 0344073000000078 held by "The Authorised Officer" in The South Indian Bank Ltd, Branch Kottayam Collectorate Junction (IFSC Code: SIBL0000344) latest by 04.00 p.m. <b>on or before 13.01.2025.</b>
3.	The intending purchaser shall submit duly filled in bid form in original (format available with Authorised officer and in website: <a href="https://bankauctions.in">https://bankauctions.in</a> 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.



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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.



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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 & put the property to sale once again on any date & at such time as may be decided by the Bank.
19.	The property will be sold on "as is where is" basis, "as is what is" and "whatever there is" condition and the Bank is not responsible for title, condition or any other fact affecting the property.
20.	It is the responsibility of the Bidders to inspect and satisfy themselves about the Secured Asset, including its specifications; the legality of the title deeds and other documents pertaining to the said Secured Asset before participating in the "E-auction" and The South Indian Bank Ltd will not liable for any issues pertaining to the Secured Asset after the completion of the E-auction.
21.	The Successful bidder shall pay 25 % (including EMD of 10%) of the bid amount immediately on the same day or not later than next working day, as the case may be, on confirmation of Sale in his/her favour. Balance 75% of bid amount shall be paid to the Authorised Officer within 15 days of the sale, failing which the entire deposit made by the Bidder towards earnest money deposit and/or other such amounts shall be forfeited without any notice by the Authorized officer 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 Authorised Officer.
22.	On the sale being confirmed and on receipt of the entire sale proceeds by the Authorised Officer, the successful bidder will be issued with a Sale Certificate as per the terms and conditions of the Bank and the SARFAESI Act. The sale certificate shall be issued in the name of the successful bidder. No request for change of name in the sale certificate other than the person who submitted the bid /participated in the e-Auction will be entertained.



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23.	The successful bidder shall pay all the existing dues, taxes, rates, assessment, charges, fees, maintenance charges etc., payable 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, even if it pertains to previous periods. The Successful bidder shall bear the applicable GST on the sale price of the movable asset for transfer of movable asset in his/her name. <b>Further the successful Tenderer shall also bear the cost/charges for removing the movable properties from the premises.</b>
24.	The South Indian Bank Ltd is not liable to pay any interest/ refund EMD or any such amounts in case of any delay in issue of confirmation of sale/ Sale Certificate by virtue of any Court Order received after E-auction is complete or any other reasons whatsoever.
25.	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.
26.	For any further information and for inspection of property, the intended bidders may contact The South Indian Bank Ltd., Branch Kottayam Main during working hours or may contact The Authorised Officer at Regional Office, Kottayam, 1st Floor, Regency Square, KK Rd, Collectorate P.O, Kottayam, Kerala-686 002 (Mob. No: +91 97784 95589)

**For detailed terms and conditions of the sale, please refer to the link provided in [www. southindianbank.com](http://www.southindianbank.com) and <https://bankauctions.in>**

For The South Indian Bank Ltd.

Authorised Officer



**AUTHORISED OFFICER  
(Chief Manager)**

**Date : 05.12.2024**

**Place : Kottayam**

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