

**Bank of Baroda, Kottayam Branch,
Tender – cum –Auction Sale Notice**

Whereas the under mentioned property mortgaged by the following borrower and guarantors and taken possession after complying with all legal formalities by the Authorised Officer of Bank of Baroda under Section 13 (4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 will be sold in public auction by inviting tenders from the public for the recovery of a sum of Rs. 16,70,89,374/- (Rupees Sixteen Crores Seventy Lacs Eighty Nine Thousand Three Hundred Seventy Four only) as on 31-12-2015 (being total of Balance Rs.8,61,69,483/- in account No. 06850600002825 in the name of Remani Thomas and Rs.8,09,19,891/- in account No.06850600002824 in the name of Arjun Thomas) plus interest, cost and expenses due from 31-12-2015.

Name of the Borrowers and Guarantors

(1) Mr.Arjun Thomas S/o Mr. M D Thomas Mulloorakam House Nadakkal P O Erattupetta – 686121	(2) Mrs.Remani Thomas W/o Mr. M D Thomas Mulloorakam House Nadakkal P O Erattupetta – 686121	(3) Mr. M D Thomas Mulloorakam House Nadakkal P O Erattupetta - 686121
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DESCRIPTION OF THE PROPERTY

All that piece and parcel of immovable property consisting of plot of land with Residential Building admeasuring 18.60 Ares in Sy. No.68/1(old Sy No.190, 189) Block No 67, at Erattupetta Village, Minachil Taluk and Dist. Kottayam in the name of Smt. Thressiamma Kurian alias Smt. Remani Thomas. **Boundaries:** As per Sale Deed No.1400/89 dt. 29-07-1989; East: Property of Saithumuhammad South: Property of Saithumuhammad; West: Property of Mulandanathu North: Erattupetta – Teekoy Road

Terms and Conditions of Sale

- 1) The tender bid form can be had from Bank of Baroda, **Kottayam** Branch. The prospective bidders are requested to submit their bids in the prescribed tender form in sealed cover along with EMD by means of Demand Draft/ Banker's Cheque drawn in favour of Bank of Baroda, **Kottayam** Branch payable at **Kottayam**. The brief particulars of the Reserve Price Fixed, EMD, Date and Time for submitting Tender and the Date, Place and Time of Sale is as under:

Reserve Price Fixed	Rs. 167.32 lacs
Last Date & Time for Submission of Tender Form	23-07-2018 at 2.00 pm
Place, Date & Time for opening of Sealed Tenders	Bank of Baroda, Kottayam 23-07-2018 at 3.00 pm
Earnest Money Deposit (EMD)	Rs.16.73 lacs

Tenders not in the prescribed format will not be accepted. The tender along with the EMD shall be submitted at Bank of Baroda, **Kottayam** Branch, latest by 2.00 pm on 23-07-2018 pm. Tenders without EMD shall be summarily rejected.



- 2) In case the bidder is not successful the EMD amount shall be refunded without interest. The EMD amount shall be liable for forfeiture without prior notice, if the successful bidder fails to adhere to the terms and conditions of the Auction Sale. The Tenders received will be opened on the date and time mentioned above by the Authorised Officer at the same address in the presence of the tenderers who are present. The property will not be sold below the Reserve Price. After opening the tenders, the intending bidders who are present may be given an opportunity at the discretion of the Authorised Officer to have internal bidding among themselves to enhance the offer price.
- 3) The successful bidder shall pay 25% of the Sale Price (inclusive of EMD) immediately after the auction sale, on the same day / not later than next working day, by Demand Draft/ RTGS and the balance of the Sale Price shall be deposited by him with the Authorised Officer within 15 days from the date of confirmation of sale or such extended period agreed to in writing. In case of default by the successful bidder in depositing the amount under Sale Price in the above manner, all the amounts deposited by him till then shall be forfeited without notice and the property shall be put for re-auction. In such case the successful bidder shall forfeit all claims in regard to the property or to any part of the sum for which it may be sold subsequently. The successful bidder shall bear the statutory dues / taxes / charges / property tax / EB charges / water charges / conveyance charges such as stamp duty, registration fee etc. that is required to be paid in order to get the property conveyed in his favour, as per the applicable laws. The sale shall be subject to confirmation by the Bank. The Authorised Officer has absolute right to accept or reject any or all of the tender / bid / offer and / or adjourn / postpone / cancel the Auction Sale without assigning any reason, and also to modify any or all terms and conditions of the sale without prior notice. The property can be inspected by the intending bidders on 13-07-2018 between 10 AM and 5 PM, at his expenses at the property address mentioned above.
- 4) The property is put for sale on "AS IS WHERE IS CONDITION" and "WHATEVER THERE IS BASIS". The intending bidder shall satisfy himself about the title, ownership, statutory approvals, encumbrances, claims, area, boundaries, measurement etc. in regard to the property. The bidder is advised to verify the same subject to their satisfaction. In case the Authorised Officer feels that the sale through Public Auction / Inviting Tender could not be concluded for any reason, the Authorised Officer shall, at his discretion, consider sale of the property through any other permissible mode. The Borrowers may treat this notice as thirty days notice of sale of the above immovable asset. For further details the intending bidders may contact at the following:

Contact: Bank of Baroda, Kottayam Branch Tel: 9446899863, 0481 2564577

Date: 16-06-2018
Bank of Baroda


Authorised Officer