

KOTTAYAM REGIONAL OFFICE

1st Floor, Regency Square, K. K. Road,
Collectorate P. O. Kottayam, Kerala - 686 002
Phone: 0481 - 2567927 / 2567929
Email: ro1009@sib.co.in



Ref: RO-KTYM/REC/SALE/0055/2025-26

Date: 03.06.2025

NOTICE INVITING EXPRESSION OF INTEREST FOR SALE OF PROPERTY UNDER PRIVATE TREATY

Notice of sale of movable properties 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 movable property (ies) on 22.09.2021 u/s 13(4) of the SARFAESI Act in the account of M/s **J AND J GRANITES AND MARBLES** at M C Road, Kumaranelloor, Kottayam, Kerala, Pincode - 686016, (2) **Mr. Johny Joseph**, Partner: M/s J and J Granites and Marbles, Neerackal House, Bharananganam P O, Kottayam, Pincode, Kerala - 686578, (3) **Mr. Jophy Joseph**, Partner: M/s J and J Granites and Marbles, Edattu House, Erattupetta P O, Kottayam, Pincode - 686121 with Kottayam Branch of the Bank.

Public at large is informed that the movable property 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 OF MOVABLE PROPERTIES

Description of the Movable Property (ies)
(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 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

Page 1 of 3

The South Indian Bank Ltd., Regd. Office: Thrissur- Kerala

Head Office: SIB House, T B Road, Mission Quarters, PB No-28, Thrissur -680001, Kerala
(Tel) 0487- 2420020, (Fax) 91 0487-2442021, Email: sibcorporate@sib.co.in, CIN: L65191KL1929PLC001017
www.southindianbank.com

KOTTAYAM REGIONAL OFFICE

1st Floor, Regency Square, K. K. Road,
Collectorate P. O. Kottayam, Kerala - 686 002
Phone: 0481 - 2567927 / 2567929
Email: ro1009@sib.co.in

**Ref: RO-KTYM/REC/SALE/0055/2025-26****Date: 03.06.2025**

Reserve Price (Below which the properties will not be sold)	Rs.20,00,000/- (Rupees Twenty Lakhs Only)
---	---

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 movable 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 movable 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 movables 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., Kottayam Branch during working hours.
10.	The purchaser shall pay the applicable GST from the total sale consideration.

KOTTAYAM REGIONAL OFFICE

1st Floor, Regency Square, K. K. Road,
Collectorate P. O. Kottayam, Kerala - 686 002
Phone: 0481 - 2567927 / 2567929
Email: ro1009@sib.co.in

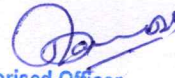


Ref: RO-KTYM/REC/SALE/0055/2025-26

Date: 03.06.2025

11	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.


Authorised Officer



Date: 03.06.2025

Place: Kottayam

**AUTHORISED OFFICER
THE SOUTH INDIAN BANK LTD**