

**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 symbolic possession of the schedule property (ies) u/s 13(4) of the SARFAESI Act in the accounts of 1. **M/s. Veeteejay Motors Pvt Ltd, Office Address: 1/575G, NH 47 Bypass Road, Kundannoor, Kannadikkadu, Maradu P O, Ernakulam, Kerala – 682304**, 2. **M/s. Veeteejay Mobikes Pvt Ltd., II/312, Kundannoor, Maradu P O, Kochi, Ernakulam, Kerala – 682304**, 3. **Mrs. Elizabeth Thomas, Vayalat House, 6/419 B, Vayalat Avenue, VTJ Enclave, Kundannur, Maradu P O, Ernakulam, Kerala – 682304**, 4. **M/s. Annies Estate, Vayalat House, 6/419 B, Vayalat Avenue, VTJ Enclave, Kundannur, Maradu P O, Ernakulam, Kerala – 682304**, 5. **M/s. Vayalatt Estate, Vayalat House, 6/419 B, Vayalat Avenue, VTJ Enclave, Kundannur, Maradu P O, Ernakulam, Kerala – 682304** and 6. **Mr. Thomas J Vayalatt, Vayalat House, 6/419 B, Vayalat Avenue, VTJ Enclave, Kundannur, Maradu P O, Ernakulam, Kerala – 682304** with Ernakulam Market Road 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 OF IMMOVABLE PROPERTIES**

| Sl. No. | Description of the Property                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | RESERVE PRICE<br>(Below which the property will not be sold) |
|---------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|
| 1       | <p>All that part and parcel of land admeasuring 2.02 Ares along with building thereon and all other constructions, improvements, easementary rights existing and appurtenant thereon situated in Re Sy No. 135/7, in Block 13 within Maradu Village, Kanayannur Taluk, Ernakulam District and owned by Mr. Thomas J Vayalatt, morefully described in Sale Deed No. 519/2013 dated 18-02-2013 of Sub Registrar Office - Maradu and bounded on, <i>(as per title deed)</i></p> <p>North: Balance property of Thomas J Vayalat<br/>           South: Balance property of Thomas J Vayalat and Property of Sebastian<br/>           East : 5 meter width private Road &amp; Property of Kappithans<br/>           West : Balance property of Thomas J Vayalat</p> | Rs. 65,69,000.00                                             |



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| 2 | <p>All that part and parcel of land admeasuring 8.24 ares ( 3.24 Ares + 5 Ares) along with building thereon and all other constructions, improvements, easementary rights existing and appurtenant thereon situated in Re Sy No. 135/7, 2/7 in Block 13 within Maradu Village, Kanayannur Taluk, Ernakulam District and owned by Mr. Thomas J Vayalatt, morefully described in Sale Deed No. 499/2013 dated 16-02-2013 both of Sub Registrar Office - Maradu and bounded on, (as per title deed)</p> <p>North: Balance property of Thomas J Vayalat<br/>         South: Balance property of Thomas J Vayalat<br/>         East : Property of Amitha Alphose and others<br/>         West : River</p> | Rs. 2,68,00,000.00 |
| 3 | <p>All that part and parcel of land admeasuring 17.49 Ares along with all constructions, improvements, easementary rights existing and appurtenant thereon situated in Re Sy No. 135/7 in Block 13 within Maradu Village, Kanayannur Taluk, Ernakulam District and owned by Mr. Thomas J Vayalatt, morefully described in Sale Deed No. 3472/2011 dated 27-12-2011 of Sub Registrar Office - Maradu and bounded on,</p> <p>North: Property of Rajeeena,<br/>         Thomas Vayalatt<br/>         South: Property in resurvey<br/>         135<br/>         East : Property of Joseph<br/>         Mappilassery<br/>         West : River</p>                                                        | Rs. 5,66,31,000.00 |
| 4 | <p>All that part and parcel of land admeasuring 15.38 Ares along with all constructions, improvements, easementary rights existing and appurtenant thereon situated in Re Sy No. 135/7 in Block 13 within Maradu Village, Kanayannur Taluk, Ernakulam District and owned by Mr. Thomas J Vayalatt, morefully described in Sale Deed No. 3113/2010 dated 28-08-2010 &amp; Correction Deed No. 3517/2017 dated 07-10-2017 all of Sub Registrar Office - Maradu and bounded on,</p>                                                                                                                                                                                                                     | Rs. 5,00,00,000.00 |



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| North: Property of Abdul Salam<br>South: Balance property<br>East : Property of Thomas J Vayalatt<br>West : River |  |
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### 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 on receipt of 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.
8. The property will be sold on first come basis. In case if the offeror 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., Ernakulam Market Road Branch during working hours.
10. The purchaser shall pay the applicable TDS over and above 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: 17.12.2024  
Place: Ernakulam



For THE SOUTH INDIAN BANK LTD.

**AUTHORISED OFFICER**  
Regional Office, Ernakulam  
THE SOUTH INDIAN BANK LTD

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