

**Publication Sale Notice
(Including for e-auction mode)**

Notice of intended sale under Rule 6(2) & 8(6) of The Security Interest (Enforcement) Rules 2002 under The Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002

1) M/S.Thurannakathu Publications(Firm/Borrower)

Shop No.11 Building No.11/760(46)
Municipal Complex Building
Robinson Road
Palakkad.

2) Mrs.S.Saraswathy(Partner)

W/O.Mr.A.Subramanian
House No.2/81 New Kalpathy
Palakkad – 678 003.

3) Mr.Madhavan Nair(Partner/Mortgagor)

S/O.Mr.Appu Nambiar
Charalassery House, Vettamkulam P.O.
Ponnani, Malappuram – 679 578.

4) Mr.A.Subramanian(Guarantor/Mortgagor)

S/O.Mr.Ambala Moothan
House No.2/81 New Kalpathy
Palakkad – 678 003.

Sirs,

**Sub: Your Sec.Overdraft Loan A/C No.6002478006 with Indian Bank ,
Palakkad Branch – Reg.**

M/s.Thurannakathu Publications availed facilities from Indian Bank, Palakkad Branch, the repayment of which are secured by mortgage/hypothecation of schedule mentioned properties hereinafter referred to as “the Property”. M/s.Thurannakathu Publications failed to pay the outstanding to the bank. Therefore a Demand Notice dated 08.04.2015 under Sec 13 (2) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (for short called as “The Act”), was issued by the Authorised Officer calling upon M/s.Thurannakathu Publications and others liable to the Bank to pay the amount due to the tune of Rs.26,60,058.75 (Rupees twenty six lakhs sixty thousand fifty eight and paise seventy five only (as on 31.03.2015) with further interest, costs, other charges and expenses thereon. M/s.Thurannakathu Publications failed to make payment despite Notice dated 08.04.2015

As M/s.Thurannakathu Publications failed to make payment despite Demand notice, the Authorised Officer took possession of the schedule mentioned property under the Act on 01.10.2015 after complying with all legal formalities.

The amount due as on 31.01.2016 is ₹.31,51,894/- with further interest, costs, other charges and expenses thereon.

The sale proposed to be held is by way of public tender / auction adopting the e-auction mode (for taking part in sale/tender digital signature of the bidder is compulsory)

The Tender/bid Form with the terms and conditions can be had on-line from the website <http://www.matexauctions.com> and using the provision in the system / software, the same could be procured using the 'seal bid option' such that the activities could be done online. The tender form and the terms and conditions would be available in the website from 09.02.2016 to 09.03.2016, from 10.30 a.m to 4.00 p.m.

The last date for submitting tenders/bids complying with all necessary terms along with EMD in the stipulated manner is 09.03.2016 by 4.00 p.m.

The tenders/bids shall be opened on 10/03/2016 in the e-auction mode. (Ensure that this date is 30 days after the date of publication of Notice).

Inspection of the scheduled properties and related documents / up to date EC etc. by the intending purchasers /bidders may be done at their expense on 07.03.2016 between 10.00 a.m to 3.00 p.m.

The Reserve price and Earnest Money Deposit (EMD) for the sale of the secured assets is fixed as mentioned in the schedule. The sealed tenders should be accompanied with EMD taken in DD / BPO / RTGS / NEFT / Account Transfer and / or any other acceptable mode of money transfer without time lag, failing which the tender becomes disqualified.

The Nodal Bank account No./IFSC Code etc. for online money transfer is as under:

S.No.	Nodal Bank A/c No.	IFSC Code
1	Indian Bank, M.G.Road branch, Ernakulam A/C.No.6095952897	IDIB000M036

The sale shall be conferred on the person making highest offer / tender / bid subject to confirmation by Secured Creditor. The Authorised Officer reserves right to accept or reject the bid / tender without assigning any reason whatsoever. Once the auction / e-auction is completed and sale is conferred on the person making the highest offer / tender / bid, the successful bidder will be intimated in person / by email, as the case may be, who has to remit 25% of the bid amount (less the EMD) immediately by DD / BPO / RTGS / NEFT / Account Transfer and/ or any other acceptable mode of money transfer, failing which the EMD amount remitted will stand to be forfeited.

The balance sale price shall be paid within 15 days of confirmation of sale or extended time in writing. If the balance amount is not remitted within stipulated/agreed time, the amount of 25% remitted will also stand to be forfeited.

The sale is subject to confirmation by the Secured Creditor.

In the case of movable property/ies the sale price to be paid as agreed to/as per terms of sale published. The Authorised Officer reserves right to accept or reject the tender/bid/offer without assigning any reason therefor.

The sale is made on "As is where is and As is What is" basis and no representations and warranties are given by the Bank relating to encumbrances statutory liabilities etc.

If the e-auction fails owing to any technical snag etc., the same may be re-scheduled by issuing 7 days prior notice.

This Notice is without prejudice to any other remedy available to the Secured Creditor.

SCHEDULE

The specific details of the assets which are intended to be brought to sale are enumerated hereunder:

Detailed Description of the Mortgaged/Hypothecated Assets item-wise

Mortgaged Asset:

Property : 1

Land and Building situated at Re.Sy.No.258/8, Vattamkulam Village, Kuttippala Amsam and Desam, Ponnani Taluk, Malappuram District – Land measuring to an area of 22.50 cents.

Bounded on the East by 8.00 cents Property of Madhavan, South by 8.00 cents Property of Madhavan, West by Property of Janaki / Mohandas and North by Access Way.

Name of the owner of the Property : Mr.Madhavan Nair, S/O.Mr.Appu Nambiar.

Hypothecated Assets : NIL

Reserve Price : Rs.32.76 lakhs EMD : Rs.1.64 lakhs

Prior Encumbrance : No known prior encumbrance.

Property : 2

Land and Building situated at Sy.No.1730/1, Block No.46, Palakkad II Village, Palakkad Taluk, Palakkad District – Land measuring to an area of 5.00 cents.

Bounded on the East by Property of Vijayambika, South by Main Street (Grammam Road), West by Property of Sree Kumar and North by Scavenger Lane (Thottypatha).

Name of the owner of the Property : Mr.A.Subramanian, S/O.Mr. Ambala Moothan.

Hypothecated Assets : NIL

Reserve Price : Rs.23.55 lakhs EMD : Rs.1.18 lakhs

Prior Encumbrance : No known prior encumbrance.

Last date and time for submission of bid through e-auction mode is 09.03.2016 before 4.00 p.m.

The date of sale is fixed as 10.03.2016 between 11.00 a.m and 12.00 noon which would be by e-auction mode (for taking part in sale/tender digital signature of the bidder is compulsory)

Bidders are advised to visit the website (<http://www.matexauctions.com>) of our e-auction service provider M/s. Matexnet Pvt.Ltd., for auction bid form and detailed terms and conditions which are annexed to the bid form. The helpline No. to get assistance during the entire process is **Mr.R.Gopinath, Mobile No.9944171360/Landline No.0422 3209003 / 3209004.** For property inspection and document verification contact the Authorised Officer.

**Place : Palakkad
Date: 05/02.2016**

**Authorised Officer : R.HARIHARAN
Indian Bank
Palakkad Branch
Phone No.0491-2522709
Mobile No.9446003837.**