

**TENDER CUM AUCTION SALE NOTICE**

**WHEREAS** the Authorised Officer of the Bank had issued Demand Notice dated 14.02.2020 to Borrower/Guarantors **(1)** Mr.Semin Subash, Proprietor, M/s Vishnumaya Enterprises, S/o G Subash, Elakamon P O, Ayiroor, Varkala, Trivandrum, 695 310, **(2)** Mrs. Sudhamani, W/o G Subash, (represented by legal heirs, since expired), No. (1) and (2) having address at: S S Bhavan, Elakamon P O, Ayiroor, Varkala, Trivandrum 695 310 **(3)** Ms.Saraswathi, Thulaituvila Veedu, Perettil, Moongodu P O, Ottoor, Trivandrum, Pin 695 144 **(4)** Mrs.Simi Binu, D/o G Subash, Pottankulam Veedu, Elakamon P O, Ayiroor, Varkala, Trivandrum, 695 310; 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 symbolic possession of the immovable properties 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 on 08.09.2020 and physical possession on 23.03.2022.

**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 (with respect to the lie and nature of the properties), on the date and at the place mentioned herein below for realization of Rs.1,00,62,937.65 (Rupees One Crore Sixty Two Thousand Nine Hundred Thirty Seven and Paise Sixty Five only) as on 07.11.2023, together with further interests and costs (dues as per the claim in Original Application 246/2022 filed before Hon'ble Debt Recovery Tribunal (DRT) - II, Ernakulam), subject to the following terms and conditions :

**SCHEDULE**

<b>Item No. 1</b>	
<b>Name of Property Owner</b>	Semin Subash, Simi Binu, Saraswathi & Sudhamani( now represented by legal heirs, since expired).
<b>Description of property</b>	<p><b><u>Item No.1</u></b></p> <p>All that piece and parcel of land admeasuring 7.30 Ares (18 Cents) with a residential building standing therein, in Re-Sy.No.306/19, 306/20, 306/18, Ayiroor Village, Varkala Taluk, Trivandrum District, owned by Sudhamani, Semin Subash, Simi Binu, and Saraswathi, more fully described under the Sale Deed No.2168/1982 dated 03.06.1982 and Sale Deed No.3987/1989 dated 06.12.1989 all are registered with SRO Varkala.</p> <p><b><u>Boundaries of the land</u></b></p> <p>North : Property of Leeladharan and Sasi.  South : Property of Subash.  East : Properties of Sasi, Shaju &amp; Thadam.  West : Property of Subash.</p> <p><b><u>Item No.2</u></b></p> <p>All that piece and parcel of land admeasuring 16.20 Ares (40 Cents) with a residential building standing therein, in Re-Sy.No.306/13A, Ayiroor Village, Varkala Taluk, Trivandrum District, owned by Sudhamani, Semin Subash, Simi Binu, and Saraswathi, more fully described under the Settlement Deed No.2449/1996 registered with SRO Varkala.</p> <p><b><u>Boundaries of the land</u></b></p> <p>North : Property of Subash.</p>

	South : Property of Sukumaran and temple. East : Properties of Sukumaran, Shaji & Sathi. West : Property of Subash and road.
<b>Reserve Price</b>	Rs.47,38,500/- (Rupees Forty Seven Lakhs Thirty Eight Thousand Five Hundred only)
<b>Earnest Money Deposit (EMD)</b>	Rs.4,73,850/- (Rupees Four Lakhs Seventy Three Thousand Eight Hundred Fifty only)
<i>(EMD shall be paid before 02.30 PM on 01.12.2023 by way of DD drawn in favour of "Authorized Officer, The South Indian Bank Limited" payable at Trivandrum or by RTGS/NEFT/Net banking to The Authorised Officer's Account No. 0119073000002021 maintained at Trivandrum Main Branch (IFSC/NEFT Code is SIBL0000119).</i>	
Date and Place of Sale	<b>01.12.2023 03:00 PM</b> The South Indian Bank Limited, Regional Office, 3 <sup>rd</sup> Floor, YWCA Building, MG Road, Spencer Junction, Thiruvananthapuram

**TERMS AND CONDITIONS**

- 1) The property will be sold on "as is where is" basis and "as is what is" condition (with respect to the lie and nature of the properties) and the Bank is not responsible for title, condition or any other fact affecting the property. The particulars furnished regarding the secured asset is stated to the best of information of the Bank and the Bank will not be answerable for any error, misstatement or omission.
- 2) The proposed Tenderers shall read and understand the terms and conditions mentioned in the Tender Sale Notice which is published by the Bank in its Website/ Paripally Branch and Trivandrum Regional Office, and also visit the scheduled property and satisfy as to its area, boundaries etc, ownership, title, encumbrances, statutory approvals, measurements etc. The Bank shall not entertain any dispute regarding the Tender process or the scheduled property after participating in the sale.
- 3) Interested Tenderers shall produce a copy of any valid photo identity/ address proof. In case, the Tenderer is participating on authorization, he should produce the ID proof of himself and the Tenderer.
- 4) All amounts payable regarding the sale including EMD shall be paid by way of DD drawn in favour of "The Authorised Officer, The South Indian Bank Ltd." payable at Trivandrum/RTGS/NEFT/net banking to Authorised Officer Account No. 0119073000002021 maintained at Trivandrum Main Branch (IFSC/NEFT Code is SIBL0000119)
- 5) Interested Tenderers shall submit Demand Draft for the EMD at The South Indian Bank Ltd, Regional Office, Trivandrum along with the Tender in a sealed cover before 02.30 PM on **01.12.2023**.
- 6) The Right of entry to the place of sale will be restricted to the Tenderers who have submitted the Tender letter and EMD in a sealed cover within the stipulated time or within such time as may be decided by the Authorised officer at his sole discretion.
- 7) The Authorised Officer has got right to cancel/ postpone the Auction without assigning any reason whatsoever. Further, the Authorised Officer shall have the discretion to accept, reject or return any or all the Tenders already submitted and the Bank will not entertain any claim or representation in that regard from the Tenderers.
- 8) The Sealed Tenders will be opened by the Authorised Officer on **01.12.2023 at 03.00PM**. Any tender received quoting a price below the Reserve Price will be rejected outright.

- 9) After opening the tenders, the Tenderers who are present may be given an opportunity at the discretion of the Authorised Officer to have inter se bidding among themselves to enhance their offer price.
- 10) The Successful Tenderer should pay 25 % of the bid amount (less EMD) immediately on receipt of bid acceptance letter and the balance 75% amount within 15 days of the sale, failing which the entire amount paid by the Tenderer shall be forfeited by the Authorised Officer, without any notice 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 Secured Creditor.
- 11) The sale is subject to confirmation by the Authorised Officer, who shall have right to cancel the sale also notwithstanding that the successful Tenderer has remitted the 25% of Sale amount. Further, the sale is also subject to confirmation by the Secured Creditor.
- 12) On the sale being confirmed and on receipt of the entire sale proceeds by the Authorised Officer, the successful Tenderer will be issued with a Sale Certificate as per the terms and conditions of the Bank and the SARFAESI Act. The successful Tenderer should pay all the existing dues etc., 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.
- 13) 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.
- 14) The successful Tenderer shall pay all Taxes/ Electricity/ Water/ Sewerage Charges or any other charges demanded by any authority after the acceptance of the bid, even if it pertains to previous periods.
- 15) The Successful Tenderer shall, at his cost, get the Electricity/ Water/ Sewerage connection etc. and any other common services transferred in his name.
- 16) The Authorised Officer has obtained EC report of the properties from 01.01.1993 to 04.01.2023 and it has no encumbrance. Further, encumbrances subsequent if any, is/are not binding bank, and the bank being secured creditor has first charge by way of priority over the mortgaged properties and the sale proceeds thereof.
- 17) For any further information and for inspection of property, the intended Tenderers may contact the Authorised Officer [Phone No. (+91)9633963937, (+91) 471-2469584, (+91) 471-2469558. The South Indian Bank Ltd., Paripally Branch [Phone No (+91)9947489185 during working hours.

For The South Indian Bank Ltd.

  
The Authorised Officer

**AUTHORISED OFFICER  
(ASST. GENERAL MANAGER)**

Date : 08.11.2023  
Place: Trivandrum