

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank had issued Demand Notice dated 16.07.2019 to (1) Mr. P Somarajan, Proprietor, M/s. Kailas Cashew Exports, Pezhookkonam, Ezhukone, Cheerancavu, Kollam, Kerala, Pin-691 505 (2) Mrs. Rajitha Somarajan, W/o. P Somarajan; both (1) and (2) residing at Swasthika, Near Santhigiri Hospital, Asramom, Kadappakkada, Chinnakkada P.O., Kollam, Kerala, Pin-691 001 as Borrower/ Guarantor 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 possession of the immovable properties on 05.11.2019 and moveable properties on 16.07.2022 more fully described in the schedule hereunder as Item.No.1 and Item.No.2 under Section 13(4) of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002.

AND WHEREAS, the Borrower/ Guarantor have failed to pay the amount, Notice is hereby given that the immovable and movable 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, on the date and at the place mentioned herein below for realization of a total amount of Rs.147,33,37,938.61ps (Rupees One Forty Seven Crores Thirty Three Lakhs Thirty Seven Thousand Nine Hundred Thirty Eight and Paise Sixty One only) being the sum of outstanding in the loan accounts as on 02.01.2023 together with further interest and costs, (as per the claim in O.A.No.555/2018 filed before Hon'ble Debt Recovery Tribunal (DRT) - II, Ernakulam) subject to the following terms and conditions :

SCHEDULE

Description of Immovable Properties:-																									
Item No. 1																									
Name of Property Owner	Mr.P Somarajan																								
Description of property	<p>A) All that part and parcel of the land admeasuring an extent 136.46 cents (55.25 Ares) of Industrial cum Residential Area, Packing Centre and office Room, situated in Re.Sy.No. 194/1, 194/1-2, 194/1-3, Block No.3 of Pavithreswaram Village, Kottarakkara Taluk, Kollam District, and obtained by him under Sale Deed No. 605/1998, Sale Deed No. 1457/2002, and Sale Deed No. 38/2006, Kottarakkara Principal SRO., along with all other improvements, usufructs and all other easementary rights therein owned by Mr.P Somarajan and bounded as follows:-</p> <table><tr><td>East</td><td>-</td><td>Property of Viswanathan and Indira</td></tr><tr><td>West</td><td>-</td><td>Property of Ani mon and Jayasree</td></tr><tr><td>North</td><td>-</td><td>Property of John</td></tr><tr><td>South</td><td>-</td><td>Road</td></tr></table> <p>B) All that part and parcel of the land admeasuring an extent of 178.90 cents (72.40 Ares) of land with Commercial Building under construction situated in Pavithreswaram Village, Kottarakara Taluk, Kollam District and comprised of 7.95 Ares in Re.Sy.No. 192/20 covered under Sale Deed No. 1045/2015; 7.80 Ares in Re.Sy.No. 192/16, 10.40 Ares in Re.Sy.No. 192/17, 10.20 Ares in Re.Sy.No. 192/8 covered under Sale Deed No.1092/2015; 12.60 Ares in Re.Sy.No. 192/15 covered under Sale Deed No. 1090/2015; 7.08 Ares in Re.Sy.No. 192/13-2, 2.52 Ares in Re.Sy.No. 192/13-1, 9.80 Ares in Re.Sy.No. 192/12 covered under Sale Deed No. 403/2015 and 4.05 Ares in Re. Sy.No. 192/7 covered under Sale Deed No. 1028/2015, all of Kottarakara Principal SRO along with all other improvements, usufructs and all other easementary rights therein owned by Mr.P Somarajan and bounded as follows:-</p> <table><tr><td>East</td><td>-</td><td>Property of Raju</td></tr><tr><td>West</td><td>-</td><td>Thuruthelmukku Vayanasala Road</td></tr><tr><td>North</td><td>-</td><td>Property of Surya,Raveendran pillai and wetland</td></tr><tr><td>South</td><td>-</td><td>Property of Raveendran Pillai, Chandrasekharan.Saseendran and Rajitha</td></tr></table>	East	-	Property of Viswanathan and Indira	West	-	Property of Ani mon and Jayasree	North	-	Property of John	South	-	Road	East	-	Property of Raju	West	-	Thuruthelmukku Vayanasala Road	North	-	Property of Surya,Raveendran pillai and wetland	South	-	Property of Raveendran Pillai, Chandrasekharan.Saseendran and Rajitha
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	<p>C) All that part and parcel of the land admeasuring an extent of 131.00 cents (53.08 Ares) of Commercial land with Godown situated in Block No.3, Pavithreswaram Village, Kottarakara Taluk, Kollam District and comprised of 20.58 Ares in Re. Sy.No. 192/9/7, 8.10 Ares in Re.Sy.No. 192/9/4 covered under Sale Deed No. 3669 of 2007, 24.40 Ares in Re.Sy.No. 192/18, covered under Sale Deed No. 1371 of 2006, Kottarakara Principal SRO alongwith all other improvements, usufructs and all other easementary rights therein owned by Mrs. Rejitha Somarajan, and bounded as follows:-</p> <p>East - Property of Raju West - Road North - Property of Rajitha South - Property of Somarajan</p>
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Description of Movable Properties:-	
Item No.2	
Name of Property Owner	
Description of property	<p>Machineries/ accessories/ tangible movable properties situated in the premises of M/s. Kailas Cashew Exports, Pezhookonam, Edavattom, Ezhukone, Cheerancavu, Kollam viz,</p> <p>Cashew Cleaning Vibrator, Semi-Automatic Cashew Peeling Machine with Calibrator, Pneumatic Screw Compressor With Ms Stand, Vacuum Sealer/Settler & Conveyor, Vacuum Pump & Screw Air Compressor, Hair & Light Particle Remover With Cyclone Separator, Elevator & Feeding Hopper, Husk Cleaning Machine, Flipper + Manual Sweeping Machine, Extreme Plate Magnet, Air Compressor, Industrial Air Cooler, Automatic Cashew Shelling Machine, Packing Machine (Vacuum), Air Receiver With Filters, Carbon Filter, Air Dryer Etc, Axial Flow Fan, Roller Conveyor & Belt Conveyor, Cashew Colour Sorter, Seed Cleaning Machine & Geared Motors, Conveyor With Motors & Cooker Chute, Electric Machine Belt Conveyor With Diverter Flop, Conveyor Belt Parts, Belt & Parts, Boiler Accessories, Boiler With Roasting Drum & Accessories, Raw Cashew Sorting Machine, Sorting Machine & Shelling Machine, Conveyor With Motor, Connecting Rod & Bearing, Colour Sorting Machine Belt & Bearing, Packing Machinery, Vibrator Motor, Colour Sorter Belt, Roller Conveyors, Packing Machine For Moisture Meter, Dryer With Accessories, Cooker Platform & Feeding Elevator, Packing Machinery Parts, Aluminium Trays, Cyclone Separator, Fan With Motor, Bucket Conveyor, Hopper With Vibrator Feeder, Hair & Light Particle Remover With Cyclone Separator With Elevator And Feeding Hopper, Filling System (Elevator), Cashew Colour Sorter, Side Flex Flight Conveyor With Vibratory Feeder, Kva Dg Set, Metal Detector 1, 250 Kva Dg, 500 Kva Dg, 630kva Transformer With Accessories, Filing System, Rubberised Track Carrier & Cashew Collecting And Bagging Machine, Electronic Weighing Machine, Platform Scale, Spider Machine, etc.</p>

Reserve Price	Rs.9,81,11,000/- (Rupees Nine Crores Eighty One Lakhs and Eleven Thousand only)
Earnest Money Deposit (EMD)	Rs.2,45,27,750/- (Rupees Two Crores Forty Five Lakhs Twenty Seven Thousand Seven Hundred and Fifty only)

(EMD shall be paid before 10.30 am on 10.02.2023 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

The South Indian Bank Ltd., Regional Office-Thiruvananthapuram at TC 31/151, YWCA Building, 3rd floor, M.G. Road, Spencer Junction Statue, Trivandrum, Kerala- 695 001, Ph: 0471 - 2469584, 2469558, Email id: ro1007@sib.co.in

The South Indian Bank Ltd., Registered/Head Office, 'SIB HOUSE', TB Road, Mission Quarters, Thrissur-680 001, Tel No: (0487) 2420020 E-mail: sibcorporate@sib.co.in; Website: www.southindianbank.com; Corporate Identity Number: L65191KL1929PLC001017

Authorised Officer's Account No. 0119073000002021 maintained at Trivandrum Main Branch (IFSC/NEFT Code is SIBL0000119).

Date and Place of Sale	10.02.2023	The South Indian Bank Limited, Regional Office, 3 rd Floor, YWCA Building, MG Road, Spencer Junction, Thiruvananthapuram
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TERMS AND CONDITIONS

- 1) The property will be sold on "as is where is" basis and "as is what is" condition 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/ Kollam Branch, Bishop Jerome Nagar Complex, Chinnakada, Kollam, Kerala-691001 and Trivandrum Regional Office, TC 31/151, YWCA Building, 3rd floor, M.G. Road, Spencer Junction Statue, Trivandrum, Kerala- 695 001 and also visit the scheduled property and satisfy as to its area, boundaries etc, ownership, title, encumbrances, statutory approvals, measurements, make, insurance, tax etc. The Bank shall not entertain any dispute regarding the Tender process or the scheduled properties 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 10.30 AM on **10.02.2023**.
- 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 **10.02.2023 at 11.00AM**. 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 will be issued a bid acceptance letter and the balance 75% amount shall be paid by him 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% EMD of the 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.

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- 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 title/ any papers/ 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 01.01.1992 to 29.07.2022 and it has no encumbrances. Further, any encumbrance subsequent if any, is 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)9746188871, (+91) 471-2469584, (+91) 471-2469558. The South Indian Bank Ltd., Kollam Branch [Phone No (+91) 0474-2740591, (+91)9995080161] during working hours.

For The South Indian Bank Ltd.

Date : 03.01.2023
Place: Trivandrum


The Authorised Officer
AUTHORISED OFFICER