

REGIONAL OFFICE, THIRUVANANTHAPURAM

3rd floor, YWCA Building, Spencer Junction, Palayam
Statue, Thiruvananthapuram – 695001

**TENDER CUM AUCTION SALE NOTICE**

WHEREAS the Authorised Officer of the Bank (hereinafter referred as AO) had issued Demand Notice dated 01.01.2019 & Corrigendum dated 23.05.2019 to borrower/guarantor (1) Mr. Sajan P.Y, Proprietor M/s. St.Johns Cashew Company, Cheppra P O, Kottarakara, Kollam district-691 507 and (2) Mrs.Sheena Sajan, W/o Sajan P Y, Guarantor, both residing at Sajan Sadanam, Cheppra P O, Kottarakara, Kollam district-691 507, 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/physical 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 02.08.2019/ 05.01.2023/ 24.11.2023.

AND WHEREAS, the borrower/guarantor have failed to pay the amount in full, 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 a sum of Rs.26,54,64,946.46 (Rupees Twenty Six Crores Fifty Four Lakhs Sixty Four Thousand Nine Hundred Forty Six and Paise Forty Six only) as on 30.11.2023 (as per the claim in OA No.109/2021 filed before Hon'ble DRT-II, Ernakulam) with further interest and costs thereon, subject to the following terms and conditions:-

DESCRIPTION OF PROPERTIES:-

Item No. 1	
Name of Property Owner	Mr. Sajan P Y
Description of property	<p>All that piece and Parcel of land having an extent of 41.73 Ares equivalent to 103.11 cents (40.93 Ares equivalent to 101.13 cents as per tax paid receipt & possession certificate) together with commercial building/cashew factory admeasuring 17620 sq.ft (approximate) bearing door No.VII/291 to 294 and all rights and improvements thereon situated in Kadakkal Village, Kottarakara Taluk, Kollam district owned by Mr.Sajan P Y, comprising of following extents:</p> <p>a) Land admeasuring 35.18 Ares equivalent to 86.92 cents (34.38 Ares equivalent to 84.95 cents as per tax paid receipt & possession certificate) situated in Survey No 9/11A1, Re.Survey No. 108/2-1-2, Re Survey Block No.48, more fully described in the schedule to Sale deed No.1092/2007 dated 05.07.2007 of SRO Kadakkal</p> <p>b) Land admeasuring 6.55 Ares equivalent to 16.18 cents situated in Survey 9/11A1, Re Survey No. 108/2-2, Re Survey Block No.48, more fully described in the schedule to Sale deed No.1092 dated 05.07.2007 of SRO Kadakkal</p> <p>The above mentioned 2 item of properties are lying as a single plot and same is bounded as follows:</p> <p>As per title deed</p> <p>North: Property of Kala & Sulabha</p> <p>South: Property of Vijayambika</p> <p>East: Nadavazhi</p>

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CIN : L65191KL 1929PLC001017, Toll Free (India) 1800-102-9408, 1800-425-1809 (BSNL)
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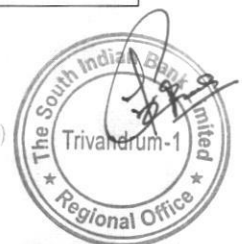


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	West: Property of Kala As per location sketch: North: Property of Suji Dileep South: Property of Vijayambika East: Road West: Property of Dileep
Reserve Price	Rs.1,17,00,000/- (Rupees One Crore Seventeen Lakhs only)
Earnest Money Deposit (EMD)	Rs.11,70,000/- (Rupees Eleven Lakhs Seventy Thousand only)
Item No. 2	
Name of Property Owner	Mr. Sajan P Y
Description of property	All that piece and Parcel of land having an extent of 31.20 Ares equivalent to 77.09 cents together with commercial building/cashew factory admeasuring 10998 sq.ft (approximate) bearing Door Nos.VP/VI-532 & 533 and all rights and improvements thereon situated in Survey No.241/1/80, Re Survey No. 11/4,Block No.25 Valakom village, Kottarakkara Taluk, Kollam district owned by Mr.Sajan P Y, more fully described in the schedule to Sale deed No.2093/1995 dated 12.06.1995 and Oodukoor Release deed No.2743/2002 dated 21.10.2002 of Kottarakkara additional SRO, bounded as follows: As per title deed North : Properties of Nellimukalil family South : Lakshamveedu Colony East : Vazhi West : Property of Georgekutty As per location sketch North : Property of Boban and Raju Lukose South : Vazhy East : Property of Raju, Rajan, Raju Lukose and Vazhy West : Property of Animon
Reserve Price	Rs.64,75,000/- (Rupees Sixty Four Lakh Seventy Five Thousand only)
Earnest Money Deposit (EMD)	Rs.6,47,500/- (Rupees Six Lakh Forty Seven Thousand Five Hundred only)
Item No. 3	
Name of Property Owner	Mr. Sajan P Y
Description of property	All that piece and Parcel of land having an extent of 04.05 Ares equivalent to 10 cents together with all rights and improvements thereon situated in Survey 32/1/1/178/181, Re Survey No. 105/3-2, Block No.29 Elamadu village, Kottarakkara Taluk, Kollam district owned by Mr.Sajan P Y, more fully described in the schedule to Sale deed No.706/2010 dated 07.04.2010 of SRO Oyoor, bounded as follows: North : PWD Road



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	South : Property belonging to Kumbukattu Puthenveetil
	East : Remaining property of Chacko
	West : Property of Rajan P Y
Reserve Price	Rs.30,00,000.00 (Rupees Thirty Lakhs Only)
Earnest Money Deposit (EMD)	Rs.3,00,000.00 (Rupees Three Lakhs only)
Item No. 4	
Name of Property Owner	Mr. Sajan P Y
Description of property	All that piece and Parcel of land having an extent of 12.35 Ares equivalent to 30.52 cents out of the total extent of 13.55 Ares equivalent to 33.48 cents, together with residential building admeasuring 2150 sq.ft. (approximate) bearing Door No. EGP/II/355 and commercial building admeasuring 3400 sq.ft. (approximate) bearing Door No. EGP/II/525 with all rights and improvements thereon situated in Survey 32/1/1/78/181, Re Survey No. 105/2, Block No.29 Elamadu Village, Kottarakkara Taluk, Kollam district owned by Mr.Sajan P Y, more fully described in the schedule to Settlement deed No.824/1991 dated 06.06.1991 of SRO Oyoor, bounded as follows North : Property of Abraham and Road South : Property of Chacko East : Property of Rajan West : Road
Reserve Price	Rs.1,46,00,000/- (Rupees One Crore Forty Six Lakhs only)
Earnest Money Deposit (EMD)	Rs.14,60,000/- (Rupees Fourteen Lakh Sixty Thousand only)
<i>(EMD shall be paid before 10.30 am on 11.01.2024 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	11.01.2024 11:00 AM The South Indian Bank Limited, Regional Office, 3 rd 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/ Kottarakkara 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

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- 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 10.30 AM on **11.01.2024**.
 - 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 **11.01.2024 at 11.00 AM**. 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.



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- 16) The Authorised Officer has obtained EC report of the properties from 01.01.2010 to 14.11.2023 and has noted NIL 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., Kottarakkara Branch [Phone No (+91)9605405544] during working hours.

For The South Indian Bank Ltd.

The Authorised Officer

**AUTHORISED OFFICER
ASST GENERAL MANAGER**

Date : 01.12.2023
Place: Trivandrum

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