

**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 possession of the schedule property(ies) u/s 13(4) of the SARFAESI Act in the accounts of the borrower/guarantor (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, with Kollam 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**

<b><u>Sl No.</u></b>	<b><u>Description of the Properties</u></b>	<b><u>Reserve Price (Rs.) (below which the properties will not be sold)</u></b>
<b><u>1</u></b>	All that part and parcel of land admeasuring an extent of 37.435 cents (15.15 Ares) of land with industrial Building therein in situated in Block No. 24 ,Vadakkevila Village, Kollam Taluk, Kollam District, and comprised of the following extents (i) 9 Ares in Re.Sy. No. 568/5, covered under Sale Deed No. 3010/1978, Eravipuram SRO; (ii) 2.05 Ares in Re. Sy.No. 568/23, Block No.24, covered under Sale Deed No. 1081/2004, Eravipuram SRO and (iii) 4.1 Ares comprised of 0.95 Ares in Re.S. No. 560/17, 0.70 Ares in Re.Sy. No. 568/22, 2.15 Ares in Re.Sy.No. 568/3, and 0.30 Ares in Re.Sy.No. 560/9, Block No. 24, covered under Sale Deed No. 70/2006, Eravipuram SRO, alongwith all other improvements, usufructs and all other easementary rights therein owned by Mrs.Rajitha Somarajan, and bounded as follows:- East - Property of Bhanu. West - Property of Sadanandan, Sulochana and Vasudevan North - Road South - Property of Balakrishnan, Own Plot	Rs.2,10,00,000/- (Rupees Two Crore Ten Lakhs only)
<b><u>2</u></b>	All that part and parcel of the land admeasuring an extent of 86.45 cents (35 Ares) of land with Cashew Factory comprised of 34.40 Ares situated in Re.Sy.No. 376/16, and 0.60 Ares situated in Re.Sy.No. 376/6-4, Block No. 20, Pallimon Village, Kollam Taluk, Kollam District, and obtained by him under Sale Deed No. 3714/2010 Kannanallloor SRO, along with all other improvements, usufructs and all other easementary	Rs.92,84,000/- (Rupees Ninety Two Lakhs Eighty Four Thousand only)

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

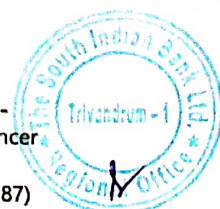
The South Indian Bank Ltd., Registered/Head Office, 'SIB HOUSE', TB Road, Mission Quarters, Thrissur-680 001, Tel No: (0487) 2420020 E-mail: sibcorporate@sib.co.in; Website: www.southindianbank.com; Corporate Identity Number: L65191KL1929PLC001017



	rights therein owned by Mr.P Somarajan, and bounded as follows:- East - Property of Somarajan West - Property of Ramachandran Pillai North - Road South - Property of Gopinathan Pillai	
<b>3</b>	All that part and parcel of the land admeasuring an extent of 4.793 cents (1.94 Ares) with Building ( <i>in dilapidated condition and only basement portion is available</i> ) therein, comprised of 1.15 Ares situated in Sy.No.568/6 and 0.79 Ares situated in Re. Sy. No. 568/14, Block No.24 of Vadakkevila Village, Kollam Taluk, Kollam District, and obtained by her under Sale Deed No. 4266/2005 of Eravipuram SRO along with all other improvements, usufructs and all other easementary rights therein owned by Mrs Rajitha Somarajan and bounded as follows:- East - Property of Shahida West - Property of Rajan North - Property of Rajitha Somarajan South - Property of Valluvanthara Temple and Road	Rs.14,00,000/- (Rupees Fourteen Lakhs only)
<b>4</b>	All that part and parcel of the land admeasuring an extent of 7.388 cents (2.99 Ares) with Godown therein comprised of 0.40 Ares in Re.Sy.No. 417/9, and 2.59 Ares in 417/33, Block No.24 of Vadakkevila Village, Kollam Taluk, Kollam District and obtained by her under Sale Deed No. 3128/1999, Eravipuram SRO alongwith all other improvements, usufructs and all other easementary rights therein owned by Mrs Rajitha Somarajan and bounded as follows:- East - NH Byepass West - Thodu North - Property of Santhanavally South - Property of M/s Sarathy Autocars	Rs.88,47,000/- (Rupees Eighty Eight Lakhs Forty Seven Thousand only)

**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 within 15 days of such 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 at The South Indian Bank Ltd. Regional Office, 3<sup>rd</sup> Floor, YWCA Building, MG Road, Spencer Junction, Thiruvananthapuram [Phone No. (+91)9746188871, (+91) 471-2469584, (+91) 471-2469558.] or Branch Manager at The South Indian Bank Ltd. Kollam Branch, Bishop Jerome Nagar Complex, Chinnakada, Kollam, Kerala-691001 [Phone No (+91) 0474-2740591, (+91)9995080161] during working hours.
- 10) The purchaser shall pay the applicable TDS from 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.

*For The South Indian Bank Ltd.*

*The Authorised Officer*  
**AUTHORISED OFFICER**

**THE SOUTH INDIAN BANK LTD**

Date: 12.12.2022

Place: Thiruvananthapuram

