

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 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 05.11.2019.

AND WHEREAS, the Borrower/ Guarantor 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, on the date and at the place mentioned herein below for realization of a total amount of Rs.1,42,64,22,212.87ps (Rupees One Forty Two Crores Sixty Four Lakhs Twenty Two Thousand Two Hundred Twelve and Paise Eighty Seven only) being the sum of outstanding in the loan accounts as on 20.10.2022 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 :

Item No. 1	
Name of Property Owner	Mrs.Rajitha Somarajan
Description of property	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:- <div style="margin-left: 20px;"> East - Property of Bhanu. West - Property of Sadanandan, Sulochana and Vasudevan North - Road South - Property of Balakrishnan, Own Plot </div>
Reserve Price	Rs.2,10,00,000/- (Rupees Two Crore Ten Lakhs only)
Earnest Money Deposit (EMD)	Rs.21,00,000/- (Rupees Twenty One Lakhs only)

Item No. 2	
Name of Property Owner	Mr.P Somarajan
Description of property	All that part and parcel of the land admeasuring an extent of 120.75 cents (48.87 Ares) of land with Cashew Factory therein situated in Block No.4, Thrikkaruva Village, Kollam Taluk, Kollam District and comprised of the following:- (i) an extent of 31.4 Ares in Re.Sy.No. 118/9, 3.20 Ares in Re.Sy.No. 118/10, covered under Sale Deed No. 2413/2006, Anchalumoodu SRO ; (ii) an extent of 3.75 Ares in Re.Sy. No. 118/13 covered under Sale Deed No. 2266/2006, Anchalumoodu SRO; (iii) an extent of 4.45 Ares in Re.Sy.No. 116/8, covered under Sale Deed No.

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

	48/2007, Anchalumoodu SRO; and (iv) an extent of 6.07 Ares in Re.Sy.No. 116/7 covered under Sale Deed No. 1908/2007, Anchalumoodu SRO alongwith all other improvements, usufructs and all other easementary rights therein owned by Mr.P Somarajan, and bounded as follows:- East - Property of Anas,Jamaludeen and Viswanathan West - Road North - Road South - Property of Muhammed Kunju and Sundaresan
Reserve Price	Rs.3,00,00,000/- (Rupees Three Crores only)
Earnest Money Deposit (EMD)	Rs.30,00,000/- (Rupees Thirty Lakhs only)

Item No. 3	
Name of Property Owner	Mr.P Somarajan
Description of property	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 Kannanalloor SRO, along with all other improvements, usufructs and all other easementary 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
Reserve Price	Rs.92,84,000/- (Rupees Ninety Two Lakhs Eighty Four Thousand only)
Earnest Money Deposit (EMD)	Rs.9,28,400/- (Rupees Nine Lakhs Twenty Eight Thousand only)

Item No. 4	
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:- East - Property of Viswanathan and Indira West - Property of Ani mon and Jayasree North - Property of John South - Road</p> <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, Kottarakkara 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.</p>

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	<p>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> <p>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</p> <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>
Reserve Price	Rs.5,31,11,000/- (Rupees Five Crores Thirty One Lakhs and Eleven Thousand only)
Earnest Money Deposit (EMD)	Rs.53,11,100/- (Rupees Fifty Three Lakhs Eleven Thousand and One Hundred only)

Item No. 5	
Name of Property Owner	Mr.P Somarajan
Description of property	<p>All that part and parcel of the land admeasuring an extent of 210.27 Cents with Cashew Factory situated in Re.Sy.No. 339/3-1, 339/2, 339/3-8, 340/26-1, Block No. 18, Thamarakkulam Village, Mavelikkara Taluk, Alappuzha District, and obtained by him under Sale Deed No. 1900/1994, Sale Deed No. 63/2000 and Sale Deed No. 587/1999, Nooranad SRO alongwith all other improvements, usufructs and all other easementary rights therein owned by Mr.P Somarajan and bounded as follows:-</p> <p>East - Property of Ambika Amma,Meledathu Padinjattathil West - Property of Gopala Pillai. North - Property of Rajendran South - Road</p>
Reserve Price	Rs.2,18,00,000/-(Rupees Two Crores Eighteen Lakhs only)
Earnest Money Deposit (EMD)	Rs.21,80,000/- (Rupees Twenty One Lakhs Eighty Thousand only)

Item No. 6	
Name of Property Owner	Mr.P Somarajan
Description of property	<p>All that part and parcel of the land admeasuring an extent of 237.07 cents (95.98 Ares) with Cashew Factory therein situated in Re.Sy.No. 501/11, 501/10-1, 510/12-1, Block No.17 of Mulakuzha Village, Chenganoor Taluk, Alappuzha District, and obtained by him under Sale Deed No. 2442/2000, Sale Deed No. 891/2001, and Sale Deed No. 1442/2002, Chenganoor SRO, alongwith all other improvements, usufructs and all other easementary rights therein, owned by Mr.P Somarajan and</p>

	bounded as follows:- East - Property of Viswan Padinjattathil West - Property of Radha Bhai North - Property of Chellamma South - Road
Reserve Price	Rs.2,65,97,000/- (Rupees Two Crores Sixty Five Lakhs Ninety Seven Thousand only)
Earnest Money Deposit (EMD)	Rs.26,59,700/-(Rupees Twenty Six Lakhs Fifty Nine Thousand Seven Hundred only)

Item No. 7	
Name of Property Owner	Mr.P Somarajan
Description of property	All that part and parcel of the land admeasuring an extent of 10.699 cents of land with Residential Building therein situated in Re.Sy.No. 194/13, Block No.17 of Ezhukone Village, Kottarakkara Taluk, Kollam District, and obtained by him under Sale Deed No. 2254/1990, Ezhukone SRO. along with all other improvements, usufructs and all other easementary rights therein owned by Mr.P Somarajan and bounded as follows:- East - Road West - Property of Jayaprakash. North - Property of Surendran South - Road
Reserve Price	Rs.1,15,00,000/- (Rupees One Crore Fifteen Lakhs only)
Earnest Money Deposit (EMD)	Rs.11,50,000/- (Rupees Eleven Lakhs Fifty Thousand only)

Item No. 8	
Name of Property Owner	Mrs Rajitha Somarajan
Description of property	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
Reserve Price	Rs.14,00,000/- (Rupees Fourteen Lakhs only)
Earnest Money Deposit (EMD)	Rs.1,40,000/- (Rupees One Lakh Forty Thousand only)

Item No. 9	
Name of Property Owner	Mrs Rajitha Somarajan
Description of property	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 Bypass West - Thodu North - Property of Santhanavally South - Property of M/s Sarathy Autocars
Reserve Price	Rs.88,47,000/- (Rupees Eighty Eight Lakhs Forty Seven Thousand only)
Earnest Money Deposit (EMD)	Rs.8,84,700/- (Rupees Eighty Lakhs Eighty Four Thousand Seven Hundred only)

(EMD shall be paid before 10.30 am on 15.11.2022 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).

Date and Place of Sale	15.11.2022	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 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 10.30 AM on **15.11.2022**.
- 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 **15.11.2022 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.

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- 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 01.01.1992 to 29.07.2022 and has noted an encumbrance entry dated 13.09.2021 mentioning "Paattacharthu" with respect to the Item No.2 property. However, the said encumbrance being subsequent to the mortgage, 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.

Date : 21.10.2022

Place: Trivandrum

For The South Indian Bank Ltd.

Authorised Officer
AUTHORISED OFFICER