

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank had issued Demand Notice dated 17.05.2021 to (1) M/s. Sree Narayana Constructions (P) Ltd, (CIN No.U45201KL1993PTC007600) Rep by its Managing Director Mrs Janani Varadarajan, XVI/585, Vadakkumbhagam, Srinivas, Opp : KSRTC Bus Station, Jetty Road, Kollam, Kerala-691001; (2) Mr. Varadarajan V and (3) Mrs. Janani Varadarajan V; both (2) and (3) residing at Aiswarya, Vadakkumbhagam, Kollam P.O, Kerala-691001; as Borrower/ Guarantors 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 26.05.2022.

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, on the date and at the place mentioned herein below for realization of a total amount of Rs.1,26,05,728.36ps (Rupees One Crore Twenty Six Lakhs Five Thousand Seven Hundred Twenty Eight and Paise Thirty Six only) being the sum of outstanding in the loan accounts as on 09.10.2022 together with further interest and costs, subject to the following terms and conditions :

Item No. 1 <i>(Item No.2 of Demand Notice dated 17.05.2021 and Possession Notice dated 26.05.2022)</i>	
Name of Property Owner	Janani Varadarajan
Description of property	All that piece and parcel of land admeasuring 19.25 Ares together with all other improvements therein in Re. Survey No.4/6, Block No.21, Thandaper No.48 in Thakumbhagam Village, Karunagappally Taluk, Chavara Sub District, Kollam District owned by Mrs.Janani Varadarajan morefully described in the Partition Deed No.1311/1983 dated 18.03.1983 registered with Chavara SRO bounded as follows:- North : Property of Rajendran, South : Backwater (Kayal), East : Property of Radhakrishnan ,Raghumandiram, West : Property of Arunan
Reserve Price	Rs.3,33,000/- (Rupees Three Lakhs Thirty Three Thousand only)
Earnest Money Deposit (EMD)	Rs.33,300/- (Rupees Thirty Three Thousand Three Hundred only)

Item No. 2 <i>(Item No.3 of Demand Notice dated 17.05.2021 and Possession Notice dated 26.05.2022)</i>	
Name of Property Owner	Varadarajan V
Description of property	All that piece and parcel of land admeasuring 4.05 Ares together with building standing therein admeasuring 650 sq.ft and other improvements

	therein in Survey No.7124/A.65 and 7125, Re.Survey No.414/8-1-2, Block No.26, Thandaper No.15629 of Mayyanad Village, Kollam Taluk, Kottiyam Sub Registration District, Kollam District owned by Mr.Varadarajan as per Sale Deed no.1467/2010 dated 06.04.2010 registered with SRO Kottiyam bounded as follows:- North : Property of Jeneeta, South : Property of Joy, East: Paravoor Canal, West : Road
Reserve Price	Rs.12,50,000/- (Rupees Twelve Lakhs Fifty Thousand only)
Earnest Money Deposit (EMD)	Rs.1,25,000/- (Rupees One Lakh Twenty Five Thousand only)

Item No. 3 <i>(Item No.4 of Demand Notice dated 17.05.2021 and Possession Notice dated 26.05.2022)</i>	
Name of Property Owner	Janani Varadarajan
Description of property	All that part and piece of land admeasuring 31.80 Ares (29.05 in Re.Sy.No.208/4 and 02.75 in Re.Sy.No.208/19) with a shed standing therein together with all other improvements therein Re.Sy.No.208/4 and 208/19, Block No.22, Thandaper No.4530 in Neendakara Village, Karunagappally Taluk, Chavara Sub Registration District, Kollam District owned by Mrs. Janani Varadarajan morefully described in the Sale Deed No.1291/1995 dated 17.03.1995 registered with SRO Chavara bounded as follows:- North : Backwater and Purambokku, South : Panchayat Road, East : Property of Prasanna, Geeta, Mohananmadiram, West : Property of Velimthuruthu Colony.
Reserve Price	Rs.94,25,000/- (Rupees Ninety Four Lakhs Twenty Five Thousand only)
Earnest Money Deposit (EMD)	Rs.9,42,500/- (Rupees Nine Lakhs Forty Two Thousand Five Hundred only)

(EMD shall be paid before 10.30 am on 16.11.2022 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	16.11.2022	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/ Mundakkal-Kollam Branch, Door. No. Mc. VIII/1571/569 C, Noorji Commercial Complex, S.N. College Junction, Pattathanam P.O., Mundakkal, 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 16.11.2022.
 - 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 16.11.2022 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.
 - 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 16.09.2022 and no encumbrances were noted.
- 17) For any further information and for inspection of property, the intended Tenderers may contact the Authorised Officer [Phone No. (+91)9746188871]. The South Indian Bank Ltd., Mundakkal-Kollam Branch [Phone No (+91)8281850887] during working hours.

Date : 10.10.2022

Place: Trivandrum

For South Indian Bank Ltd.

AUTHORISED OFFICER
Regional Office, Thiruvananthapuram