

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank (hereinafter referred as AO) had issued Demand Notice dated 26.07.2019 to (1) M/s S R Educational and Charitable Trust, represented by its Managing Trustee Mr.Shaji. R, S/o.Late Raghavan TC 2/2700, Divya Prabha, Marappalam, Pattom P.O,Thiruvananthapuram,PIN - 695 004, the borrower and (2) Mr.Shaji R S/o.Late Raghavan, (3) Mrs.Sreedevi.M.G, W/o Mr. Shaji R (4) Mrs.Shilpa Shaji W/o Dr.Alle Shiv Kumar, the Trustees of Addressee No.1/ Guarantors all residing at TC 2/2700, Divya Prabha, Marappalam, Pattom P.O, Thiruvananthapuram, PIN - 695 004 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 **22.10.2019**.

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, on the date and at the place mentioned herein below for realization of a sum of Rs129,41,26,128.99 (Rupees One Twenty Nine Crores Forty One Lakhs Twenty Six Thousand One Hundred and Twenty Eight and Piase Ninety Nine Only) as on 06.01.2020 with further interest and costs, subject to the following terms and conditions: -

Name of Property Owner	<ol style="list-style-type: none"> 1. M/s. S R Educational and Charitable Trust represented by its Managing Trustee Mr.R.Shaji S/o.Raghavan 2. Mr.R.Shaji S/o.Raghavan
Description of property	<ol style="list-style-type: none"> 1. All that piece and parcel of land admeasuring 138.10 Cents with all rights and improvements thereon in Sy.No. 1540/1-1 (6 cents), 1541/1-1 (12.50 Cents), 1541/1-3 (5 cents), 1541/1-2 (12 cents), 1541/1-3-1 (7 cents), 1541/6 (32.50 Cents), 1541/7 (5.60 cents), 1540/1 (20.00 Cents), 1541/2 (37.50 Cents) of Kowdiar Village, Thiruvananthapuram Taluk, Trivandrum District,

The South Indian Bank Ltd.,

Regional Office Trivandrum: TC 31/151, YWCA Building, 3rd floor, M.G. Road, Statue Junction, Trivandrum, Kerala - 695 001.

☐ | 0471 - 2469584, 2469558 | ☐ | ro1007@sib.co.in

Regd. Office : SIB House, TB Road, Mission Quarters, Thrissur, Kerala - 680001

☐ | 0487 - 24200 20, 21 | ☐ | sibcorporated@sib.co.in | ☐ | www.southindianbank.com |

	<p>Thandapeer No.25154, 25195, 26356, 21160 & 21372, owned by M/s. S R Educational and Charitable Trust represented by its Managing Trustee Mr.R.Shaji S/o.Raghavan, more fully described under the Sale Deed No.951/05 dated 26.02.2005, Sale Deed No.445/05 dated 27/01/2005, Sale Deed No.207/05 dated 14.01.2005, Sale Deed No.343/05 dated 22.01.2005, Sale Deed No.184/05 dated 12/01/2005, Sale Deed No.277/05 dated 18/01/2005 registered with Pattom SRO.</p> <p>2. All that piece and parcel of land admeasuring 18.42 Ares (45.50 Cents) with all rights and improvements thereon in Sy.No.1541/1-1 (32.250 Cents), 1541/1-1 (0.250 cents), 1540/1-1 (2 Cents) & 1540/1-1-1(11 cent) of Kowdiar Village, Thiruvananthapuram Taluk, Trivandrum District, Thandapeer No.25195 owned by Mr.Shaji R, S/o Mr.Raghavan, more fully described under the Sale Deed No.1132/2013 dated 25.03.2013 registered with Pattom SRO.</p> <p>3. All that piece and parcel of land admeasuring 4.35 Ares (10.75 Cents) with building standing therein with all rights and improvements thereon in Sy.No.1442/6-1-1, 1543/3-1, 1543/4, 1543/4-9-1, of Kowdiar Village, Thiruvananthapuram Taluk, Thiruvananthapuram District, Thandapeer No.26356, 21312, 25154 , owned by M/s. S R Educational and Charitable Trust represented by its Managing Trustee Mr.R.Shaji S/o.Raghavan, more fully described under the Sale Deed No.3747/2005 dtd.17.08.2005 Sale Deed No.223/2013 dtd.21.01.2013, Sale Deed</p>
--	---

The South Indian Bank Ltd.,

Regional Office Trivandrum: TC 31/151, YWCA Building, 3rd floor, M.G. Road, Statue Junction, Trivandrum, Kerala - 695 001.

☐ | 0471 - 2469584, 2469558 | ☐☐ | ro1007@sib.co.in

Regd. Office : SIB House, TB Road, Mission Quarters, Thrissur, Kerala - 680001

☐ | 0487 - 24200 20, 21 | ☐☐ | sibcorporate@sib.co.in | ☐☐ | www.southindianbank.com |

	No.3134/2015 dtd. 28.10.2015 and all are registered with SRO Pattom. All the aforementioned 3 item of properties are lying as a compact plot admeasuring 194.35 cents and same is bounded as follows. East : Property of Ravi timbers & others and Canal West : Main Road North : Property of Chinnus, Nasarath Convent, Sasikala & Mohanan South : Pathway, Property of Krishnan Nair, Mohanan, Tajudheen, Anathapoori Hotel, Property of Reji,Badaruddin & Others
Reserve Price	Rs.70,00,00,000.00 (Rupees Seventy Crores Only)
Earnest Money Deposit (EMD)	Rs.7,00,00,000.00 (Rupees Seven Crores Only)
Date and Place of Sale	19.02.2020 at 11.30 AM at 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 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/ Corporate Branch at Trivandrum and Regional Office at Trivandrum and also visit the scheduled property and satisfy as to its area, boundaries, ownership, title, encumbrance, 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.

The South Indian Bank Ltd.,

Regional Office Trivandrum: TC 31/151, YWCA Building, 3rd floor, M.G. Road, Statue Junction, Trivandrum, Kerala - 695 001.

☐ | 0471 - 2469584, 2469558 | ☐☐ | ro1007@sib.co.in

Regd. Office : SIB House, TB Road, Mission Quarters, Thrissur, Kerala - 680001

☐ | 0487 - 24200 20, 21 | ☐☐ | sibcorporate@sib.co.in | ☐☐ | www.southindianbank.com |

- 4) All amounts payable regarding the sale including EMD shall be paid by way of RTGS /DD drawn in favour of "The Authorised Officer, The South Indian Bank Ltd." payable at Trivandrum.
- 5) Interested Tenderers shall submit Demand Draft / RTGS Receipt as the case may be for the EMD at The South Indian Bank Ltd Regional Office, Trivandrum, along with the Tender in a sealed cover before 11 AM on 19.02.2020.
- 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 19.02.2020 at 11.30 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 in his favour or not later than the next working day after the date of Tender cum Auction Sale 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

The South Indian Bank Ltd.,

Regional Office Trivandrum: TC 31/151, YWCA Building, 3rd floor, M.G. Road, Statue Junction, Trivandrum, Kerala - 695 001.

☐ | 0471 - 2469584, 2469558 | ☐☐ | ro1007@sib.co.in

Regd. Office : SIB House, TB Road, Mission Quarters, Thrissur, Kerala - 680001

☐ | 0487 - 24200 20, 21 | ☐☐ | sibcorporate@sib.co.in | ☐☐ | www.southindianbank.com |

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/ search report regarding the property from 01.01.1989 to 02.01.2020. Following encumbrance exist over 10.75 cents of property.

1. Injunction order passed by Hon,ble Sub Court III Trivandrum in OS No.68/2018

However, the said encumbrance has been created after mortgaging the property in favour of the bank. There is no encumbrance over the property to the knowledge of the bank other than those mentioned herein.

- 17) For any further information and for inspection of property, the intended Tenderers may contact the Authorised Officer or The South Indian Bank Ltd., **Trivandrum Corporate** Branch during working hours.

Date : 07.01.2020

Place : Trivandrum

For The South Indian Bank Ltd.



The Authorised Officer
(Chief Manager)

**AUTHORISED OFFICER
(CHIEF MANAGER)**

The South Indian Bank Ltd.,

Regional Office Trivandrum: TC 31/151, YWCA Building, 3rd floor, M.G. Road, Statue Junction, Trivandrum, Kerala - 695 001.

☐ | 0471 - 2469584, 2469558 | ☐ | ro1007@sib.co.in

Regd. Office : SIB House, TB Road, Mission Quarters, Thrissur, Kerala - 680001

☐ | 0487 - 24200 20, 21 | ☐ | sibcorporate@sib.co.in | ☐ | www.southindianbank.com |