

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank had issued Demand notice dated 01.02.2022, to (1) Mr. Alex M Kumbukadan, (Proprietor – M/s Kumbukattu Cashews), having addresses at Valakom, Kottarakkara, Ummannoor, Kollam, Kerala – 691532; also at EGP IV/334 A to G, Kumbukattu Cashews, Cheriaya Velinalloor PO Kollam-691311; also at NP VI/443, A, B, C, F Kumbukattu Cashews, Vallam Kottarakkara PO, Neduvathoor Kollam-691531; also at NP VII/481-483, Kumbukattu Cashews, Pallimon PO, Nedumpana, Kollam-691576.; also at SNP X/598-604, Kumbukattu Cashews, Sooranadu PO, Sooranadu North, Kollam-690561; and also at 13/387 V-546 A to E, M/s Sree Durga Cashew Company, Pakalkury, Pallickal Panchayath, Pallickal, Varkala Taluk, Thiruvananthapuram-695604; and (2) Ms.Rekha Alex, having addresses at Valakom, Kottarakkara, Ummannoor, Kollam, Kerala – 691532; and also at EGP IV/334 A to G, Kumbukattu Cashews, Cheriaya Velinalloor PO Kollam-691311, and Demand notice dated 03.03.2022, to (1) Mr. Alex M Kumbukadan, and (2) Ms. Rekha Alex, both (1) & (2) residing at Valakom, Kottarakkara, Ummannoor, Kollam, Kerala – 691532, and 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 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 27.05.2022.

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 (with respect to the lie and nature of the properties), on the date and at the place mentioned herein below for realization of a total amount of Rs.99,93,683.81 (Rupees Ninety Nine Lakh Ninety Three Thousand Six Hundred Eighty Three and Paise Eighty One Only) in the loan account of Mr. Alex M Kumbukadan, which is secured by item no.8 property described hereunder and Rs.24,85,71,790.39 (Rupees Twenty Four Crore Eighty Five Lakh Seventy One Thousand Seven Hundred Ninety and Paise Thirty Nine only) in the loan accounts of M/s Kumbukattu Cashews, which is secured by all item properties described hereunder, as on 24.08.2023, together with further interest and costs, subject to the following terms and conditions:

Item No. 1	
Name of Property Owner	Alex M Kumbakadan
Description of property	All that part and parcel of land admeasuring 41.20 Ares along with Building thereon bearing Door No. NP V-463 A,B,C of Nedavathur Panchayath admeasuring 13623 Sq. ft. (approx) along with all other constructions, improvements, easementary rights existing and appurtenant thereon situated in Old Sy No 374/1C Re Sy No. 577/9 in Block No. 9, within Neduvathoor Village, Kottarakkara Taluk, Kollam District and owned by Mr. Alex M Kumbakadan morefully described in Sale Deed no 3337/2010 dated 03-08-2010 & Correction deed No 4473/2010 dated 11.11.2010 both of Principal Sub Registrar Office – Kottarakkara and bounded on North: Property of Murali, Siva Kumar & Gopala Pillai South: Road East: Property of Murali West: Pathway
Reserve Price	Rs.1,51,30,000/- (Rupees One Crore Fifty One Lakh Thirty 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

Earnest Money Deposit (EMD)	Rs.15,13,000/- (Rupees Fifteen Lakh Thirteen Thousand only)
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Item No. 2	
Name of Property Owner	Alex M Kumbukadan
Description of property	All that part and parcel of land admeasuring 15.51 ares along with Building thereon bearing Door No. UP-X-894, 895, 896 of Ummannoor Panchayath admeasuring 9700 Sq. ft. (approx) along with all other constructions, improvements, easementary rights existing and appurtenant thereon situated in Old Sy No 413/1 Re Sy No. 443/17 in Block No. 25, within Valakom Village, Kottarakkara Taluk, Kollam District and owned by Alex M Kumbukadan morefully described in Sale Deed no 1162/1985 dated 09.04.1985 and Settlement deed 2525/2013 dated 26/10/2013 of Additional Sub Registrar Office – Kottarakkara and bounded on North: Property of Jacob South: Property of Alex M Kumbukadan East: Property of Stephen West: Road
Reserve Price	Rs.77,80,000/- (Rupees Seventy Seven Lakh Eighty Thousand only)
Earnest Money Deposit (EMD)	Rs.7,78,000/- (Rupees Seven Lakh Seventy Eight Thousand only)

Item No. 3	
Name of Property Owner	Alex M Kumbukadan
Description of property	All that part and parcel of land admeasuring 16.19 Ares along with all other constructions, improvements, easementary rights existing and appurtenant thereon situated in Old Sy No 417/3 Re Sy No. 443/17-2 in Block No. 25 within Valakom Village, Kottarakkara Taluk, Kollam District and owned by Alex M Kumbukadan morefully described in Sale Deed no 682/1985 dated 02-03-1985 of Additional Sub Registrar Office – Kottarakkara and bounded on North: Road South: Property of Kunjamma and Telephone Exchange East: Property of Stephen and Kunjamma West: Road
Reserve Price	Rs.65,00,000/- (Rupees Sixty Five Lakhs only)
Earnest Money Deposit (EMD)	Rs.6,50,000/- (Rupees Six Lakh Fifty Thousand only)

Item No. 4	
Name of Property Owner	Alex M Kumbukadan

Description of property	All that part and parcel of land admeasuring 17.45 Ares (9.31 Ares + 8.14 Ares) along with Building thereon bearing Door No. UP VIII - 322 to 335 of Ummannoor Panchayath admeasuring 13300 Sq. ft. (approx) along with all other constructions, improvements, easementary rights existing and appurtenant thereon situated in Old Sy No 408/9A Re Sy No. 433/12-2, 433/12-1 in Block No. 25 Valakom Village, Kottarakkara Taluk, Kollam District and owned by Alex M Kumbukadan morefully described in Settlement Deed no 2624/1999 dated 09-08-1999, Settlement Deed no 1811/2000 dated 29-05-2000, Release deed 2527/2013 dated 20.10.2013 all of Additionnal Sub Registrar Office – Kottarakkara and bounded on North: Road South: Narayana Pillai East: Property of Bobby West: Properties of Ummachan & Kiriyan Idiculla
Reserve Price	Rs.2,55,20,000/- (Rupees Two Crore Fifty Five Lakh Twenty Thousand only)
Earnest Money Deposit (EMD)	Rs.25,52,000/- (Rupees Twenty Five Lakh Fifty Two Thousand only)

Item No. 5	
Name of Property Owner	Alex M Kumbukadan
Description of property	All that part and parcel of land admeasuring 72.73 Ares along with all other constructions, improvements, easementary rights existing and appurtenant thereon situated in Old Sy No 413/1 Re Sy No. 442/2 in Block No. 25 within Valakom Village, Kottarakkara Taluk, Kollam District and owned by Alex M Kumbukadan morefully described in Sale Deed no 1163/1985 dated 09-04-1985 of Sub Registrar Office – Kottarakkara and bounded on North: Property of Stephen South: Road East: Property of Podiyamma and Jacob West: Property of BSNL and Alex M Kumbukadan
Reserve Price	Rs.87,31,000/- (Rupees Eighty Seven Lakh Thirty One Thousand only)
Earnest Money Deposit (EMD)	Rs.8,73,100/- (Rupees Eight Lakh Seventy Three Thousand One Hundred only)

Item No. 6	
Name of Property Owner	Alex M Kumbukadan
Description of property	All that part and parcel of land admeasuring 38.75 Ares along with Building thereon bearing Door No. SN X 598 to 604 of Sooranad North Panchayat admeasuring 12206 Sq. ft. (approx) along with all other constructions, improvements, easement rights existing and appurtenant thereon situated in Old Sy No 484/6A Re Sy No. 235/5-2 in Block No;2 in Sooranad North Village, Kunnathoor Taluk, Kollam District and owned by Alex M Kumbukadan morefully described in Sale Deed no 1572/2011 dated 29-09-

	2011 of Sub Registrar Office – Sooranad and bounded on North: Property of Mini, Thampi and Anitha South: Property of Moni East: Road West: Property of Moni
Reserve Price	Rs.1,02,25,000/- (Rupees One Crore Two Lakh Twenty Five Thousand only)
Earnest Money Deposit (EMD)	Rs.10,22,500/- (Rupees Ten Lakh Twenty Two Thousand Five Hundred only)

Item No. 7	
Name of Property Owner	Alex M Kumbukadan
Description of property	All that part and parcel of land admeasuring 98.74 Ares [41.20 +57.54 Ares] along with Building thereon bearing Door No. VII/456 of Nedumpana Panchayat admeasuring 11617 Sq. ft. (approx) along with all other constructions, improvements, easementary rights existing and appurtenant thereon situated in Old Sy No 2642 L/ 83/101, 83/101/1, 83/101/2, Re Sy No. 391/6 and 391/7 in Block No. 20, within Pallimon Village, Kollam Taluk, Kollam District and owned by Alex M Kumbukadan morefully described in Sale Deed no 2421/2013 dated 29-08-2013 of Sub Registrar Office – Kannanalloor [remaining after acquisition of 0.06 Ares for Kallada Irrigation Canal] and bounded on North: Canal South: Road East: Property of Thankappan West: Property of Krishna, Majeed, Alikunju
Reserve Price	Rs.1,76,90,000/- (Rupees One Crore Seventy Six Lakh Ninety Thousand only)
Earnest Money Deposit (EMD)	Rs.17,69,000/- (Rupees Seventeen Lakh Sixty Nine Thousand only)

Item No. 8	
Name of Property Owner	Alex M Kumbukadan
Description of property	All that part and parcel of land admeasuring 4.45 Ares along with residential Building thereon bearing Door No. III/464 A of Kottarakkara Municipality admeasuring 384.45 Sq. Mtr. (approx) along with all other constructions, improvements, easementary rights existing and appurtenant thereon situated in Old Sy No. 95/19 A Re Sy No. 100/9-6 in Block No. 22 within Kottarakkara Village, Kottarakkara Taluk, Kollam District and owned by Alex M Kumbukadan morefully described in Sale Deed no 2795/2008 dated 08-08-2008 of Principal Sub Registrar Office – Kottarakkara and bounded on North: Property of James South: Property of George John East: Road West: Property of Jabbar

Reserve Price	Rs.82,60,000/- (Rupees Eighty Two Lakh Sixty Thousand only)
Earnest Money Deposit (EMD)	Rs.8,26,000/- (Rupees Eight Lakh Twenty Six Thousand only)

(EMD shall be paid before 10.30 am on 19.09.2023 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	19.09.2023	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 (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, X/1234/1, QS Road, P.B.#: 3, City Tower Building, Kottarakara, Kerala – 691506 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 **19.09.2023**.
- 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 **19.09.2023 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 01.01.1991 to 26.05.2023 and has noted NIL encumbrance.
- 17) For any further information and for inspection of property, the intended Tenderers may contact the Regional Office at (+91)9633963937 and Kottarakkara Branch at (+91)9605405544 during office hours.

Date : 25.08.2023
Place: Trivandrum

For The South Indian Bank Ltd.



AUTHORISED OFFICER
(Asst. General Manager)