

**TENDER CUM AUCTION SALE NOTICE**

WHEREAS the Authorised Officer of the Bank (hereinafter referred as AO) had issued Demand Notice dated 14.08.2019 to, (1) M/s. Sanjo Motors, Represented by its Partners, Opposite to Reliance Petrol pump, Karumkutti, Parassala P O, Thiruvananthapuram, PIN: 695502, (2) Mrs.Suja DV alias Suja Suresh, Partner M/s.Sanjo Motors, W/o Sureshkumar S R, Sanjo Bhavan, Karali, Parassala PO, Thiruvananthapuram, PIN : 695 502, (3) Mr.Sureshkumar S R, Partner M/s.Sanjo Motors, S/o Late Samuel, Sanjo Bhavan, Karali, Parassala PO, Thiruvananthapuram, PIN: 695502; 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 physical possession of the immovable property, 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 28.12.2021.

AND WHEREAS, the borrower/guarantor/legal heirs 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 Rs.3,46,05,577.67ps (Rupees Three Crore Forty Six Lakhs Five Thousand Five Hundred Seventy Seven and Paise Sixty Seven Only) as on 02.11.2022 with further interest and costs there on, subject to the following terms and conditions: -

Name of Property Owner	Mrs. Suja D V
Description of property	<p style="text-align: center;"><b>Item No:1</b></p> <p>All that piece and parcel of land admeasuring 2.53 Ares (6.25 Cents) with a building standing therein with all rights and improvements thereon in Sy.No.241/7, Re.Sy.No.531/1-2, Block No.49, of Parassala Village, Neyattinkkara Taluk, Thiruvananthapuram District, owned by Mrs. Suja D V, more fully described under the Sale Deed No.1622/2001 dtd.22.09.2001 registered with SRO Parassala bounded as follows(as per location sketch).</p> <p>North : Property of Jayalal  South : Property of Lalith  East : Property of Lalith  West : Road</p>
Name of Property Owner	Mrs. Suja D V
Description of property	<p style="text-align: center;"><b>Item No : 2</b></p> <p>All that piece and parcel of land admeasuring 0.81 Ares (2 Cents) with a building standing therein with all rights and improvements thereon in Sy.No.241/7, Re.Sy.No.531/1-3, Block No.49, of Parassala Village, Neyattinkkara Taluk, Thiruvananthapuram District, owned by Mrs. Suja D V, more fully described under the</p>



	<p>Sale Deed No.128/2015 dtd.02.02.2015 registered with SRO Parassala bounded as follows(as per location sketch).</p> <p>North : Property of Varghese  South : Property of Suja Suresh  East : Property of Lalith  West : Road</p>
Name of Property Owner	Mrs. Suja D V
Description of property	<p><b>Item No : 3</b></p> <p>All that piece and parcel of land admeasuring 0.21 Ares with all rights and improvements thereon in Sy.No.241/6, Re.Sy.No.531/2-1, Block No.49, of Parassala Village, Neyattinkkara Taluk, Thiruvananthapuram District, owned by Mrs. Suja D V, more fully described under the Sale Deed No.1375/2006 dtd.23.08.2006 registered with SRO Parassala bounded as follows(as per location sketch).</p> <p>North : Property of Varghese  South : Property of Lalitha  East : Property Lalitha  West : Own Property</p> <p><b>(Item No.1,2 &amp; 3 are lying together as a composite plot)</b></p>
Reserve Price	Rs.1,32,00,000/- (Rupees One Crore Thirty Two Lakhs Only)
Earnest Money Deposit (EMD)	Rs.13,20,000/- (Rupees Thirteen Lakhs Twenty Thousand Only)
Date and Place of Sale	25.11.2022 at 11.30 AM at The South Indian Bank Limited, Regional Office, 3 <sup>rd</sup> 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/ Parassala Branch 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.
- 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 25.11.2022
- 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 25.11.2022 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 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 3 items properties from 01.01.1990 to 21.12.2021 and contains nil encumbrance. However, if any subsequent encumbrance/s are there, the bank being the first charge holder have priority over any other charges as per law and the same is/are not binding on the bank and subsequent transfers by the bank.
- 17) For any further information and for inspection of property, the intended Tenderers may contact the Authorised Officer (Mob: +91 9746188871) or The South Indian Bank Ltd, Parassala Branch at Door No :PP/X11/1405, Vellus Building, Main Road, Parassala, Trivandrum, Kerala-695502 (Mob : +91 9447320079) during working hours.

*For The South Indian Bank Ltd.*

*The Authorised Officer*  
**AUTHORISED OFFICER**  
**(CHIEF MANAGER)**

Date : 03.11.2022  
Place :Trivandrum

