

**REGIONAL OFFICE, THIRUVANANTHAPURAM**

3rd floor, YWCA Building, Spencer Junction, Palayam  
Statue, Thiruvananthapuram – 695001

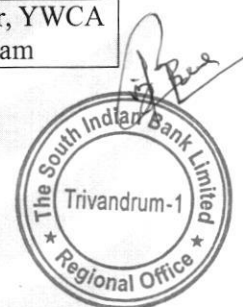
**TENDER CUM AUCTION SALE NOTICE**

**WHEREAS** the Authorised Officer of the Bank had issued Demand Notice dated 12.10.2021, to Borrower/Guarantor (1) Mr. Shine P Jacob and (2) Mrs. Raichal P Shine, and Demand Notice dated 27.10.2021, to Borrower/Guarantor (1) Mr. Shine P Jacob, Prop. M/s Galaxy Used Cars, D.No.XXVI/11A,11B,11C,11D, T B Junction, Punalur, Kollam, Kerala – 691 305 and (2) Mr. P M Jacob; all residing at H.No. PMC/XXX53, Poovannammoottil House, Nellipally P O, Punalur, Kollam, Kerala – 691305; 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 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 24.01.2022 and physical possession on 17.08.2023.

**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 (with respect to the lie and nature of the property), on the date and at the place mentioned herein below for realization of a total amount of Rs.6,47,12,419.17 (Rupees Six Crore Forty Seven Lakhs Twelve Thousand Four Hundred Nineteen and Paise Seventeen only) being the sum outstanding in the loan accounts as on 21.11.2023, together with further interest and costs, (as per the claim in O.A. No.117/2023 filed before Hon’ble Debt Recovery Tribunal (DRT) - II, Ernakulam) subject to the following terms and conditions :

|   |  |
|---|--|
| <b>Name of Property Owner</b>   | Mr. Shine P Jacob  |
| <b>Description of property</b>  | All that part and parcel of land admeasuring 5.20 Ares along with Building thereon having an area of 9,622 Sq. Ft bearing Door No. XXVI/11A,11B,11C,11D of Punalur Municipal Gramapanchayat along with all other constructions, improvements, easementary rights existing and appurtenant thereon situated in Sy No. 530/29/1(0.15 Ares), 725/139(0.10 Ares), 680/9C(0.35 Ares), 725/139 (1.11 Ares) ,680/7B/14(0.07 Ares), 680/9A (0.91 Ares), 680/9B (0.20 Ares), 680/9/C(0.86 Ares), 680/7B/14(0.18 Ares), 680/7B/13 (0.40 Ares), 680/8/12/1(0.20 Ares), 530 1/29(0.45Ares) and 680/9A(0.22 Ares) within Valakodu Village, Punalur Taluk, Kollam District and owned by Mr. Shine P Jacob, morefully described in Sale Deed no. 1009/1/18 dated 18.04.2018 of Sub Registrar Office – Punalur and bounded on North: Properties of Mable Thomas and Sheeja Mathew, South: Properties of Sulaiman Sha and Sheeja Shereef, East: Road, West: Kallada River |
| <b>Reserve Price</b>  | Rs.2,30,00,000/- (Rupees Two Crores Thirty Lakhs only)   |
| <b>Earnest Money Deposit (EMD)</b>  | Rs.23,00,000/- (Rupees Twenty Three Lakhs only)  |
| <i>(EMD shall be paid before 10.30 am on <b>29.12.2023</b> 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).</i> |  |
| <b>Date and Place of Sale</b>   | <b>29.12.2023<br/>11:00 AM</b> The South Indian Bank Limited, Regional Office, 3 <sup>rd</sup> Floor, YWCA Building, MG Road, Spencer Junction, Thiruvananthapuram   |

The South Indian Bank Ltd., Regd. Office: Thrissur, Kerala  
Head Office: S.I.B House, T.B Road, P.B No: 28, Thrissur - 680001, Kerala  
(Tel) 0487-2420 020, (Fax) 91 487-244 2021 e-mail : [sibcorporate@sib.co.in](mailto:sibcorporate@sib.co.in),  
CIN : L65191KL 1929PLC001017, Toll Free (India) 1800-102-9408, 1800-425-1809 (BSNL)  
[www.southindianbank.com](http://www.southindianbank.com)



## REGIONAL OFFICE, THIRUVANANTHAPURAM

3rd floor, YWCA Building, Spencer Junction, Palayam  
Statue, Thiruvananthapuram – 695001



### 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 property) 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/ Pathanapuram Branch and Trivandrum Regional Office, 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 **29.12.2023**.
- 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 **29.12.2023 at 11.00 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 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., Regd. Office: Thrissur, Kerala  
Head Office: S.I.B House, T.B Road, P.B No: 28, Thrissur - 680001, Kerala  
(Tel) 0487-2420 020, (Fax) 91 487-244 2021 e-mail : [sibcorporate@sib.co.in](mailto:sibcorporate@sib.co.in),  
CIN : L65191KL 1929PLC001017, Toll Free (India) 1800-102-9408, 1800-425-1809 (BSNL)  
[www.southindianbank.com](http://www.southindianbank.com)



**REGIONAL OFFICE, THIRUVANANTHAPURAM**

3rd floor, YWCA Building, Spencer Junction, Palayam  
Statue, Thiruvananthapuram – 695001



- 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 01.01.2016 to 16.11.2023 and it has NIL encumbrance.
  - 17) For any further information and for inspection of property, the intended Tenderers may contact the Authorised Officer: Phone No. (+91)9633963937. Contact Details of Pathanapuram Branch: [Phone No (+91)7708675841 during working hours.

For The South Indian Bank Ltd.

The Authorised Officer

Date : 22.11.2023  
Place: Trivandrum

**AUTHORISED OFFICER  
ASST. GENERAL MANAGER**

The South Indian Bank Ltd., Regd. Office: Thrissur, Kerala  
Head Office: S.I.B House, T.B Road, P.B No: 28, Thrissur - 680001, Kerala  
(Tel) 0487-2420 020, (Fax) 91 487-244 2021 e-mail : [sibcorporate@sib.co.in](mailto:sibcorporate@sib.co.in),  
CIN : L65191KL 1929PLC001017, Toll Free (India) 1800-102-9408, 1800-425-1809 (BSNL)  
[www.southindianbank.com](http://www.southindianbank.com)

