

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank had issued Demand Notice dated **20.11.2017** to (1) **Mr.Binu.S**, S/o Sadasivan, Proprietor M/s Sakthi Metals & Industrial Distributors, Pazhakutty P O, Nedumangadu, Trivandrum-695541 Also at: Rohini, Uliyoor, Pazhakutty P O., Nedumangad, Thiruvananthapuram, PIN-695561 (2) **Mr. Biju.S**, S/o Sadasivan, Saritha Bhavan, Arasuparambu, Nedumangadu, PIN-695541 (3) **Mrs.Shili.A**, W/o Late Biju B S, B S Building, 264, Kavirajapuram, Panavoor, Trivandrum 695568, (4) **Mr.Sidharth B S**, S/o Late Biju B S, Represented by natural Guardian Mrs. Shili A, B S Building, 264, Kavirajapuram, Panavoor, Trivandrum-695568 (5) **Mr.Suhas**, S/o Late Biju B S Represented by natural Guardian Mrs Shili A, B S Building, 264, Kavirajapuram, Panavoor, Trivandrum-695568 (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 **23.04.2018**.

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, (with respect to lie, nature and physical status of the secured asset/s) on the date and at the place mentioned herein below for realization of a sum of **Rs.1,15,42,089.99/-** (Rupees One Crore Fifteen Lakh Forty Two Thousand Eighty Nine and Paise Ninety Nine only) as on 04.10.2023 with further interest and costs from 05.10.2023, subject to the following terms and conditions: -

ITEM NO.1 (a) :

Name of Property Owner	Mr Biju S
Description of property	All that part and parcel of the land having an extent of 11.30 ares together with all rights acquired and improvements thereon in Re survey no. 48/10 in Block No.50 of Uzhamalackal Village, Nedumangad Taluk, Aryanad Sub Registration District and Thiruvananthapuram District owned by Sri.Biju.S. S/o.Sadasivan and more fully described in Settlement Deed No. 1680 dated 12.05.2010 executed before SRO Aryanad bounded as follows:

The South Indian Bank Ltd.,

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

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	North : Road. South : Property of Geetha East : Road. West : Property of Venu.
Reserve Price	Rs.22,00,000/- (Rupees Eleven Lakh only)
Earnest Money Deposit (EMD)	Rs.2,20,000/- (Rupees One Lakh Ten Thousand Only)

ITEM NO.1 (b) :

Name of Property Owner	Mr Biju S
Description of property	All that part and parcel of the land having an extent of 11.25 ares together with all rights acquired and improvements thereon in Re survey no. 48/26 in Block No.50 of Uzhamalackal Village , Nedumangad Taluk, Aryanad Sub Registration District and Thiruvananthapuram District owned by Sri.Biju.S. S/o.Sadasivan and more fully described in Settlement Deed No. 1680 dated 12.05.2010 executed before SRO Aryanad bounded as follows: North : Property of Thankappan. South : Road. East : Property of Thankappan. West : Property of Krishnamma.
Reserve Price	Rs.11,00,000/- (Rupees Eleven Lakh only)
Earnest Money Deposit (EMD)	Rs.1,10,000/- (Rupees One Lakh Ten Thousand Only)

ITEM NO.2:

Name of Property Owner	Mr Biju B S
Description of property	All that part and parcel of the land having an extent of 6.95 ares (equivalent to 17.170 cents) along with residential building having an extent of 1300 sq. ft with Door No. II/410, Building No.AP-V/264 of Anad Panchayat together with all rights acquired and improvements thereon in Re survey no.125/8 & 125/19 (Sy.No.2664/1) in Block No.18 Anad Village,Nedumangad Taluk, Nedumangad Sub Registration District,



	Thiruvananthapuram District owned by Mr. Biju B.S. S/o.Sadasivan and more fully described in Settlement Deed No. 1009 dated 11.03.1999 executed before SRO Nedumangad bounded as follows: North : Road South : Property of Jaya & Prasannan. East : Property of Umman Kunju West : Property of Sreedevi
Reserve Price	Rs.29,00,000/- (Rupees Twenty Nine Lakh only)
Earnest Money Deposit (EMD)	Rs.2,90,000/- (Rupees Two Lakh Ninety Thousand Only)

Date and Place of Sale	30.11.2023 at 11.00 AM at 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 lie, nature and physical status of the secured asset/s) 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/ Peroorkada branch at Thiruvananthapuram District 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 DD drawn in favour of "The Authorised Officer, The South Indian Bank Ltd." payable at Trivandrum or through RTGS/NEFT/Net Banking to Account No:0119073000002021 held by "The Authorised Officer" in The South Indian Bank Ltd, Branch Trivandrum Main (IFSC Code: SIBL0000119).

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- 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 10.30 AM on 30.11.2023.
- 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 30.11.2023 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 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.

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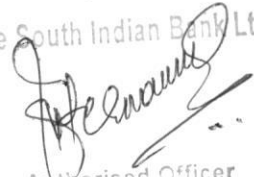
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- 13) The Authorised Officer or Bank will not be held responsible for any charge, lien, encumbrance, property tax or any dues to the Government or anybody in respect of the properties under sale.
- 14) The successful Tenderer shall pay all Taxes/ Electricity/ 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 01.01.1993 to 06.10.2023 and it contains no encumbrance.
- 17) For any further information and for inspection of property, the intended Tenderers may contact the Authorised Officer or The South Indian Bank Ltd., **Peroorkada** Branch during working hours.

For The South Indian Bank Ltd.

The Authorised Officer

Date : 27.10.2023
Place : Trivandrum

AUTHORISED OFFICER

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