

**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 16.07.2019 to (1).Mr. P Somarajan, Proprietor, M/s. Kailas Cashew Exports, Pezhookkonam, Ezhukone, Cheerancavu, Kollam, Kerala, Pin-691 505 (2).Mrs. Rajitha Somarajan, W/o. P Somarajan; both (1) and (2) residing at Swasthika, Near Santhigiri Hospital, Asramom, Kadappakkada, Chinnakkada P.O., Kollam, Kerala, Pin-691 001 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 05.11.2019.

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.1,68,30,97,571.28 (Rupees One Hundred Sixty Eight Crores Thirty Lakhs Ninety Seven Thousand Five Hundred Seventy One and Paise Twenty Eight only) being the sum of outstanding in the loan accounts as on 07.11.2023, together with further interest and costs, (as per the claim in O.A.No.555/2018 filed before Hon'ble Debt Recovery Tribunal (DRT) - II, Ernakulam) subject to the following terms and conditions : Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002

**DESCRIPTION OF PROPERTIES:-**

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Item No. 1													
Name of Property Owner	Mrs. Rajitha Somarajan												
Description of property	<p>All that part and parcel of land admeasuring an extent of 37.435 cents (15.15 Ares) of land with industrial Building therein in situated in Block No. 24 ,Vadakkevila Village, Kollam Taluk, Kollam District, and comprised of the following extents (i) 9 Ares in Re.Sy. No. 568/5, covered under Sale Deed No. 3010/1978, Eravipuram SRO; (ii) 2.05 Ares in Re. Sy.No. 568/23, Block No.24, covered under Sale Deed No. 1081/2004, Eravipuram SRO and (iii) 4.1 Ares comprised of 0.95 Ares in Re.S. No. 560/17, 0.70 Ares in Re.Sy. No. 568/22, 2.15 Ares in Re.Sy.No. 568/3, and 0.30 Ares in Re.Sy.No. 560/9, Block No. 24, covered under Sale Deed No. 70/2006, Eravipuram SRO, alongwith all other improvements, usufructs and all other easementary rights therein owned by Mrs.Rajitha Somarajan, and bounded as follows:-</p> <table><tr><td>East</td><td>-</td><td>Property of Bhanu.</td></tr><tr><td>West</td><td>-</td><td>Property of Sadanandan, Sulochana and Vasudevan</td></tr><tr><td>North</td><td>-</td><td>Road</td></tr><tr><td>South</td><td>-</td><td>Property of Balakrishnan, Own Plot</td></tr></table>	East	-	Property of Bhanu.	West	-	Property of Sadanandan, Sulochana and Vasudevan	North	-	Road	South	-	Property of Balakrishnan, Own Plot
East	-	Property of Bhanu.											
West	-	Property of Sadanandan, Sulochana and Vasudevan											
North	-	Road											
South	-	Property of Balakrishnan, Own Plot											

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,  
CIN : L65191KL 1929PLC001017, Toll Free (India) 1800-102-9408, 1800-425-1809 (BSNL)  
www.southindianbank.com



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<b>Reserve Price</b>	Rs.1,90,00,000/- (Rupees One Crore Ninety Lakhs only)
<b>Earnest Money Deposit (EMD)</b>	Rs.19,00,000/- (Rupees Nineteen Lakhs only)
<b>Item No. 2</b>	
<b>Name of Property Owner</b>	Mr.P Somarajan
<b>Description of property</b>	All that part and parcel of the land admeasuring an extent of 120.75 cents (48.87 Ares) of land with Cashew Factory therein situated in Block No.4, Thrikkaruva Village, Kollam Taluk, Kollam District and comprised of the following:- (i) an extent of 31.4 Ares in Re.Sy.No. 118/9, 3.20 Ares in Re.Sy.No. 118/10, covered under Sale Deed No. 2413/2006, Anchalumoodu SRO ; (ii) an extent of 3.75 Ares in Re.Sy. No. 118/13 covered under Sale Deed No. 2266/2006, Anchalumoodu SRO; (iii) an extent of 4.45 Ares in Re.Sy.No. 116/8, covered under Sale Deed No. 48/2007, Anchalumoodu SRO; and (iv) an extent of 6.07 Ares in Re.Sy.No. 116/7 covered under Sale Deed No. 1908/2007, Anchalumoodu SRO alongwith all other improvements, usufructs and all other easementary rights therein owned by Mr.P Somarajan, and bounded as follows:- East - Property of Anas,Jamaludeen and Viswanathan West - Road North - Road South - Property of Muhammed Kunju and Sundaresan
<b>Reserve Price</b>	Rs.2,70,00,000/- (Rupees Two Crore Seventy Lakhs only)
<b>Earnest Money Deposit (EMD)</b>	Rs.27,00,000/- (Rupees Twenty Seven Lakhs only)
<b>Item No. 3</b>	
<b>Name of Property Owner</b>	Mr.P Somarajan
<b>Description of property</b>	All that part and parcel of the land admeasuring an extent of 86.45 cents (35 Ares) of land with Cashew Factory comprised of 34.40 Ares situated in Re.Sy.No. 376/16, and 0.60 Ares situated in Re.Sy.No. 376/6-4, Block No. 20, Pallimon Village, Kollam Taluk, Kollam District, and obtained by him under Sale Deed No. 3714/2010 Kannanallloor SRO, along with all other improvements, usufructs and all other easementary rights therein owned by Mr.P Somarajan, and bounded as follows:- East - Property of Somarajan West - Property of Ramachandran Pillai North - Road South - Property of Gopinathan Pillai
<b>Reserve Price</b>	Rs.84,00,000/- (Rupees Eighty Four Lakhs only)
<b>Earnest Money Deposit (EMD)</b>	Rs.8,40,000/- (Rupees Eight Lakhs Forty Thousand only)



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Item No. 4																															
Name of Property Owner	Mr.P Somarajan and Mrs. Rajitha Somarajan																														
Description of property	<p><b>A)</b> All that part and parcel of the land admeasuring an extent 136.46 cents (55.25 Ares) of Industrial cum Residential Area, Packing Centre and office Room, situated in Re.Sy.No. 194/1, 194/1-2, 194/1-3, Block No.3 of Pavithreswaram Village, Kottarakkara Taluk, Kollam District, and obtained by him under Sale Deed No. 605/1998, Sale Deed No. 1457/2002, and Sale Deed No. 38/2006, Kottarakkara Principal SRO., along with all other improvements, usufructs and all other easementary rights therein owned by Mr.P Somarajan and bounded as follows:-</p> <table><tr><td>East</td><td>-</td><td>Property of Viswanathan and Indira</td></tr><tr><td>West</td><td>-</td><td>Property of Ani mon and Jayasree</td></tr><tr><td>North</td><td>-</td><td>Property of John</td></tr><tr><td>South</td><td>-</td><td>Road</td></tr></table> <p><b>B)</b> All that part and parcel of the land admeasuring an extent of 178.90 cents (72.40 Ares) of land with constructions thereon situated in Pavithreswaram Village, Kottarakara Taluk, Kollam District and comprised of 7.95 Ares in Re.Sy.No. 192/20 covered under Sale Deed No. 1045/2015; 7.80 Ares in Re.Sy.No. 192/16, 10.40 Ares in Re.Sy.No. 192/17, 10.20 Ares in Re.Sy.No. 192/8 covered under Sale Deed No.1092/2015; 12.60 Ares in Re.Sy.No. 192/15 covered under Sale Deed No. 1090/2015; 7.08 Ares in Re.Sy.No. 192/13-2, 2.52 Ares in Re.Sy.No. 192/13-1, 9.80 Ares in Re.Sy.No. 192/12 covered under Sale Deed No. 403/2015 and 4.05 Ares in Re. Sy.No. 192/7 covered under Sale Deed No. 1028/2015, all of Kottarakara Principal SRO along with all other improvements, usufructs and all other easementary rights therein owned by Mr.P Somarajan and bounded as follows:-</p> <table><tr><td>East</td><td>-</td><td>Property of Raju</td></tr><tr><td>West</td><td>-</td><td>Thuruthelmukku Vayanasala Road</td></tr><tr><td>North</td><td>-</td><td>Property of Surya,Raveendran pillai and wetland</td></tr><tr><td>South</td><td>-</td><td>Property of Raveendran Pillai, Chandrasekharan.Saseendran and Rajitha</td></tr></table> <p><b>C)</b> All that part and parcel of the land admeasuring an extent of 131.00 cents (53.08 Ares) of Commercial land with Godown situated in Block No.3, Pavithreswaram Village, Kottarakara Taluk, Kollam District and comprised of 20.58 Ares in Re. Sy.No. 192/9/7 , 8.10 Ares in Re.Sy.No. 192/9/4 covered under Sale Deed No. 3669 of 2007, 24.40 Ares in Re.Sy.No. 192/18, covered under Sale Deed No. 1371 of 2006, Kottarakara Principal SRO alongwith all other improvements, usufructs and all other easementary rights therein owned by Mrs. Rejitha Somarajan, and bounded as follows:-</p> <table><tr><td>East</td><td>-</td><td>Property of Raju</td></tr><tr><td>West</td><td>-</td><td>Road</td></tr></table>	East	-	Property of Viswanathan and Indira	West	-	Property of Ani mon and Jayasree	North	-	Property of John	South	-	Road	East	-	Property of Raju	West	-	Thuruthelmukku Vayanasala Road	North	-	Property of Surya,Raveendran pillai and wetland	South	-	Property of Raveendran Pillai, Chandrasekharan.Saseendran and Rajitha	East	-	Property of Raju	West	-	Road
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	North - Property of Rajitha South - Property of Somarajan
<b>Reserve Price</b>	Rs.4,79,00,000/- (Rupees Four Crores Seventy Nine Lakhs only)
<b>Earnest Money Deposit (EMD)</b>	Rs.47,90,000/- (Rupees Forty Seven Lakhs Ninety Thousand only)
<b>Item No. 5</b>	
<b>Name of Property Owner</b>	Mr.P Somarajan
<b>Description of property</b>	All that part and parcel of the land admeasuring an extent of 210.27 Cents with Cashew Factory situated in Re.Sy.No. 339/3-1, 339/2, 339/3-8, 340/26-1, Block No. 18, Thamarakkulam Village, Mavelikkara Taluk, Alappuzha District, and obtained by him under Sale Deed No. 1900/1994, Sale Deed No. 63/2000 and Sale Deed No. 587/1999, Nooranad SRO alongwith all other improvements, usufructs and all other easementary rights therein owned by Mr.P Somarajan and bounded as follows:- East - Property of Ambika Amma, Meledathu Padinjattathil West - Property of Gopala Pillai. North - Property of Rajendran South - Road
<b>Reserve Price</b>	Rs.2,18,00,000/- (Rupees Two Crores Eighteen Lakhs only)
<b>Earnest Money Deposit (EMD)</b>	Rs.21,80,000/- (Rupees Twenty One Lakhs Eighty Thousand only)
<b>Item No. 6</b>	
<b>Name of Property Owner</b>	Mr.P Somarajan
<b>Description of property</b>	All that part and parcel of the land admeasuring an extent of 237.07 cents (95.98 Ares) with Cashew Factory therein situated in Re.Sy.No. 501/11, 501/10-1, 510/12-1, Block No.17 of Mulakuzha Village, Chenganoor Taluk, Alappuzha District, and obtained by him under Sale Deed No. 2442/2000, Sale Deed No. 891/2001, and Sale Deed No. 1442/2002, Chenganoor SRO, alongwith all other improvements, usufructs and all other easementary rights therein, owned by Mr.P Somarajan and bounded as follows:- East - Property of Viswan Padinjattathil West - Property of Radha Bhai North - Property of Chellamma South - Road
<b>Reserve Price</b>	Rs.2,65,97,000/- (Rupees Two Crores Sixty Five Lakhs Ninety Seven Thousand only)
<b>Earnest Money Deposit (EMD)</b>	Rs.26,59,700/- (Rupees Twenty Six Lakhs Fifty Nine Thousand Seven Hundred only)
<b>Item No. 7</b>	



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<b>Name of Property Owner</b>	Mr.P Somarajan
<b>Description of property</b>	All that part and parcel of the land admeasuring an extent of 10.699 cents of land with Residential Building therein situated in Re.Sy.No. 194/13, Block No.17 of Ezhukone Village, Kottarakkara Taluk, Kollam District, and obtained by him under Sale Deed No. 2254/1990, Ezhukone SRO. along with all other improvements, usufructs and all other easementary rights therein owned by Mr.P Somarajan and bounded as follows:- East - Road West - Property of Jayaprakash. North - Property of Surendran South - Road
<b>Reserve Price</b>	Rs.1,15,00,000/- (Rupees One Crore Fifteen Lakhs only)
<b>Earnest Money Deposit (EMD)</b>	Rs.11,50,000/- (Rupees Eleven Lakhs Fifty Thousand only)
<b>Item No. 8</b>	
<b>Name of Property Owner</b>	Mrs Rajitha Somarajan
<b>Description of property</b>	All that part and parcel of the land admeasuring an extent of 4.793 cents (1.94 Ares) with Building ( <i>in dilapidated condition and only basement portion is available</i> ) therein, comprised of 1.15 Ares situated in Sy.No.568/6 and 0.79 Ares situated in Re. Sy. No. 568/14, Block No.24 of Vadakkevila Village, Kollam Taluk, Kollam District, and obtained by her under Sale Deed No. 4266/2005 of Eravipuram SRO along with all other improvements, usufructs and all other easementary rights therein owned by Mrs Rajitha Somarajan and bounded as follows:- East - Property of Shahida West - Property of Rajan North - Property of Rajitha Somarajan South - Property of Valluvanthara Temple and Road
<b>Reserve Price</b>	Rs.14,00,000/- (Rupees Fourteen Lakhs only)
<b>Earnest Money Deposit (EMD)</b>	Rs.1,40,000/- (Rupees One Lakh Forty Thousand only)
<b>Item No. 9</b>	
<b>Name of Property Owner</b>	Mrs Rajitha Somarajan
<b>Description of property</b>	All that part and parcel of the land admeasuring an extent of 7.388 cents (2.99 Ares) with Godown therein comprised of 0.40 Ares in Re.Sy.No. 417/9, and 2.59 Ares in 417/33, Block No.24 of Vadakkevila Village, Kollam Taluk, Kollam District and obtained by her under Sale Deed No. 3128/1999, Eravipuram SRO alongwith all other improvements, usufructs and all other easementary rights therein owned by Mrs Rajitha Somarajan and bounded as follows:- East - NH Bypass





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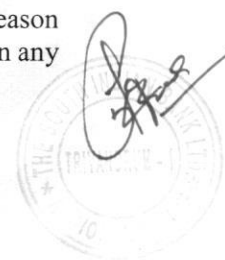
	West - Thodu
	North - Property of Santhanavally
	South - Property of M/s Sarathy Autocars
<b>Reserve Price</b>	Rs.80,00,000/- (Rupees Eighty Lakhs only)
<b>Earnest Money Deposit (EMD)</b>	Rs.8,00,000/- (Rupees Eight Lakhs only)

*(EMD shall be paid before 10.30 am on 30.11.2023 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	<b>30.11.2023</b>	The South Indian Bank Limited, Regional Office, 3 <sup>rd</sup> 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/ Kollam Branch, Bishop Jerome Nagar Complex, Chinnakada, Kollam, Kerala-691001 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 **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



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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 11.00AM**. 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 01.01.1992 to 08.07.2023 and has noted an encumbrance entry dated 13.09.2021 mentioning "Paattacharthu" with respect to the item no.2 property and an entry dated 10.11.2022 mentioning attachment by Sub Court, Kollam in OS 97/2022 with respect to item no.7 property. However, the said encumbrances being subsequent to the mortgage, is not binding bank, and the bank being secured creditor has first charge by way of priority over the mortgaged properties and the sale proceeds thereof.
- 17) For any further information and for inspection of property, the intended Tenderers may contact the Authorised Officer [Phone No. (+91)9633963937, (+91) 471-2469584, (+91) 471-2469558. The South Indian Bank Ltd., Kollam Branch [Phone No (+91) 0474-2740591, (+91)9995080161] during working hours.

For The South Indian Bank Ltd.

The Authorised Officer  
**AUTHORISED OFFICER**  
**ASST GENERAL MANAGER**

Date : 08.11.2023  
Place: Trivandrum

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)

