

E - AUCTION SALE NOTICE

E-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) and 9(1) of the Security Interest (Enforcement) Rules, 2002.

WHEREAS the Authorised Officer of the Bank had issued Demand Notice dated **10/08/2021** to borrowers, (1) **M/s. The Kerala Plantations**, represented by its Managing Partner – Mr. Surendran Tharayil with office address at D No. 48/2654B, Sreevalsam Building, Ground Floor, RSAC Ring Road, Kaniampuzha, Near Mobility Hub Vytilla, Ernakulam – 682 019 and the Guarantors (2) **Mr. Surendran Tharayil** Managing Partner – M/s. The Kerala Plantations residing at Heavenly Asta Villa Villa No. 8, Thoppil Road Near Navanirman School Vazhakkala, Ernakulam– 682 021 (3) **Mr. Balachandra Kurup** Partner – M/s. The Kerala Plantations residing at 1, Jayasankar, 10 Kureepuzha C, Sakthikulangara Kollam – 691 003 (4) **Ms. Subisha S Nair** residing at Tharayil, Mather Silver Lawns Apartments Phase III, 10A, Marottichuvadu Edappaly, Ernakulam P.O Pin – 682 024 (5) **Ms. Meena Kumari R** residing at 1, Jayasankar, 10 Kureepuzha C, Sakthikulangara, Kollam – 691 003, (6) **Ms.Kochurani W/o Late.George Antony** residing at Pothanikkadu House Kothamangalam Pin – 686 691 (7) **Mr.Antony George S/o Late George Antony** residing at Pothanikkadu House Kothamangalam Pin – 686 691, and (8) **Mr.Joseph George S/o Late George Antony** residing at Pothanikkadu House Kothamangalam Pin – 686 691, 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 **16/07/2022**.

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, on the date and at the place mentioned herein below for realization of a sum of **Rs. 10,90,48,358.87 (Rupees Ten Crores Ninety lakhs Forty Eight Thousand Three Hundred Fifty Eight and Paise Eighty Seven only) as on 17.10.2024** with further interest and costs, subject to the following terms and conditions.

Name of Property Owner	Ms. Meena Kumari R
Description of property	All that part and parcel of land having an extend 23.07 Ares, comprised under Old Sy No. 7136/2, 7136/2/3 & 7136/1 and Re-Sy No. 34/2 & 86/2 in Block No. 225 at Kottackakam Kara, Kollam West Village, Kollam Taluk, Kollam Sub- Registration District, Kollam District, owned by Ms. Meena Kumari R, more or



	full described in Settlement Deed No. 1379/2016 dated 15.07.2016 of Kollam SRO and bounded North by – Properties of Sreekumar & Meenakumari, South by – Property Gomathyamma, East by – Property of Amminiamma and West by – National High way.
Nature of possession	Physical Possession
Reserve Price	Rs. 2,76,84,000.00 (Rupees Two Crores Seventy Six Lakhs Eighty Four Thousand Only)
Earnest Money Deposit (EMD)	Rs. 27,68,400.00 (Rupees Twenty Seven Lakhs Sixty Eight Thousand and Four Hundred Only)
Mode of submission of EMD/ Sale amount	All amounts payable regarding EMD and sale shall be paid by way of Demand Draft drawn in favour of " The Authorised Officer, The South Indian Bank Ltd " payable at Ernakulam or through RTGS to Account No 0024073000025480 in the name of " Authorised Officer under SARFAESI Act " maintained at Ernakulam Market Road Branch (IFS Code - SIBL0000024)
Last date and time for submission of Bid along with EMD	On or before 12/11/2024 by 02.00 PM
Property Inspection	From 10:00 AM to 05:00 PM on working days with prior appointment from 20/09/2024
Bid incremental amount	Rs 25,000.00
Date and time of E-auction	13/11/2024 from 10:00 AM to 12:00 PM (with 5 minute unlimited auto extensions till sale is concluded)
E-auction service provider	M/s. 4 Closure Office Address : # 605 A, 6th Floor Maitrivanam, Ameerpet, Hyderabad, Telangana – 500038 Office mail Id : info@bankauctions.in Website Name: https://bankauctions.in



TERMS AND CONDITIONS OF SALE

1. The secured asset will be sold by e-auction through Bank's approved service provider i.e. **M/s. 4 Closure** who are assisting the Authorised Officer in conducting the online auction.
2. The intending purchasers shall submit the EMD amount mentioned hereinabove via Demand Draft in favour of "**The Authorised Officer, The South Indian Bank Ltd**" payable at **Ernakulam** at the address mentioned above or through RTGS/NEFT/IMPS to Account no **0024073000025480** in the name of "**Authorised Officer under SARFAESI Act**" maintained at Ernakulam Market Road Branch (IFS Code - SIBL0000024) latest by **02:00 PM** on or before **12/11/2024**.
3. The intending purchaser shall submit duly filled in Bid Form in original (format available with Authorised officer and in website www.southindianbank.com) along with self-attested copies of Proof of identification/Address proof (KYC) to the Authorised officer and should carry the original for verification. Bids submitted otherwise than in the format prescribed shall not be eligible for consideration and will be liable for rejection.
4. In case of joint bidders, an authorization letter signed by all the bidders authorizing a bidder (one among them who is holding a valid ID) is to be submitted along with bid form. In case the bidder is a corporate/Partnership firm, a copy of the resolution passed by the Board of Directors/Partners authorizing the actual bidder, who is holding a valid ID, needs to be submitted along with the bid form.
5. Bidders should have active mobile number and valid e-mail address for participating in E-Auction and register their names at the e-auction portal and get User ID and Password free of cost from E-auction service provider whereupon they would be allowed to participate in the online-E-auction.
6. Please note that interested purchasers shall be permitted to participate and bid in the e-auction only if EMD amount has been received by the Bank along with the documents and in the manner mentioned in point 3 hereinabove.
7. Eligible Bidders who have duly complied with the above requirements in point no 2, 3 & 4 hereinabove will be provided with User ID and Password through Bank's approved service provider for participating in e-auction portal.
8. After the submission of EMD, the bidders shall not be allowed to withdraw the Bid forms/EMD. The amount of EMD paid by interested bidders shall not carry any interest.
9. Online bidding will commence from Reserve price or from the highest bid quoted whichever is higher.
10. The Bank / service provider for e-Auction shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the causes.



11. The bid once submitted by the bidder, cannot be Cancelled/Withdrawn and the bidder shall be bound to buy the property at the final bid price. The failure on the part of bidder to comply with any of the terms and conditions of e-Auction, mentioned herein will result in forfeiture of the amount paid by the defaulting bidder.
12. Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.
13. The Authorised Officer shall be at liberty to cancel the e-Auction process at any time, before declaring the successful bidder, without assigning any reason.
14. The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.
15. The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondence regarding any change in the bid shall be entertained.
16. The Authorised Officer is not bound to accept the highest offer and the Authorised officer has absolute right to accept or reject any or all offer(s) or adjourn / postpone/ cancel the e-Auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor.
17. In case of forfeiture of the amount deposited by the defaulting bidder, he shall neither have claim on the property nor on any part of the sum for which may it be subsequently sold.
18. In case any dispute arises as to the validity of the bid(s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Authorised Officer shall be final. In such an eventuality, the Bank shall in its sole discretion be entitled to call off the sale and put the property to sale once again on any date and at such time as may be decided by the Bank.
19. The property will be sold on "as is where is" basis, "as is what is" and "whatever there is" condition and the Bank is not responsible for title, condition or any other fact affecting the property.
20. It is the responsibility of the Bidders to inspect and satisfy themselves about the Secured Asset, including its specifications, the legality of the title deeds and other documents pertaining to the said Secured Asset before participating in the "E-auction" and The South Indian Bank Ltd will not liable for any issues pertaining to the Secured Asset after the completion of the E-auction.
21. The Successful bidder shall pay 25.00 % (including EMD of 10.00%) of the bid amount immediately on the same day or not later than next working day, as the case may be, on confirmation of Sale in his/her favour. Balance 75.00 % of bid amount shall be paid to the Authorised Officer within 15 days of the sale, failing which the entire deposit made by the Bidder towards Earnest Money Deposit and/or other such amounts shall be forfeited




without any notice by the Authorized officer 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 Authorised Officer.

22. On the sale being confirmed and on receipt of the entire sale proceeds by the Authorised Officer, the successful bidder will be issued with a Sale Certificate as per the terms and conditions of the Bank and the SARFAESI Act. The sale certificate shall be issued in the name of the successful bidder. No request for change of name in the sale certificate other than the person who submitted the bid /participated in the e-Auction will be entertained.
23. The successful bidder should pay all the existing dues etc., to the Government/ Local Authorities and bear all the necessary expenses like applicable stamp duties / additional stamp duty / transfer charges, Registration expenses, fees etc. for transfer of the property in his/her name.
24. The South Indian Bank Ltd is not liable to pay any interest/ refund EMD or any such amounts in case of any delay in issue of confirmation of sale/ Sale Certificate by virtue of any Court Order received after e-auction is complete or any other reasons whatsoever.
25. 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.
26. The successful bidder 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.
27. Bidder shall ensure payment of TDS on sale in compliance with provision of Income Tax Act as applicable and necessary proof of the same to be submitted to Authorised Officer before issuance of Sale Certificate.
28. The Successful bidder shall, at his/her cost, get the Electricity/ Water/ Sewerage connection etc. and any other common services transferred in his name.
29. The Authorised Officer has obtained Encumbrance Certificate of the property for the period 01/01/2021 to 09/05/2024 and it contains no encumbrances.
30. For any further information and for inspection of property, the intended Tenderers may contact the **Authorised Officer** at Ernakulam at SIB Building, Infopark Road, Rajagiri Valley PO, Kakkanad, Kochi-682 039 or Branch Manager, **Ms. Soumya Nair (91 9497802893)** of Kolenchery branch at Door No.460C, Ward No.4, J J Arcade, NH 49 Street, Kolenchery P O, Ernakulam, Kerala-682311 during normal working hours.

For detailed terms and conditions of the sale, please refer to the link provided in www.southindianbank.com and <https://bankauctions.in/>

Place : Ernakulam
Date : 18/10/2024




Authorised Officer
Regional Office, Ernakulam

AUTHORISED OFFICER

**THE SOUTH INDIAN BANK LTD
REGIONAL OFFICE, ERNAKULAM**



RO/ERM/REC/107/2024-25

Date: 18.10.2024

(BY REGISTERED POST WITH A/D)

To,

Dear Sirs/ Madam,

Legal Heirs of Late.George Antony

(1) Ms.Kochurani W/o Late.George Antony Pothanikkadu House Kothamangalam Pin – 686 691	(2) Mr.Antony George S/o Late George Antony Pothanikkadu House Kothamangalam Pin – 686 691
(3) Mr.Joseph George S/o Late George Antony, Pothanikkadu House Kothamangalam, Pin – 686 691	

Sirs/ Madam,

Sub: NPA a/c. M/s. The Kerala Plantation

Ref: Demand notice dated 10.08.2021 issued under Sec.13(2) of SARFAESI Act, 2002

With regard to the above, Kolencherry branch of the bank had extended following credit facilities in the account of M/s. **The Kerala Plantation.**

	Nature of facility	Limit	Balance as on 09.08.2021
1.	CCAL (0348083000000279)	Rs 1,90,00,000/-	Rs.2,42,93,770.72
2.	CCOL (0348083000000290)	Rs 2,50,00,000/-	*Rs.2,76,43,589.85
3.	WCTL I (0348655000000747)	Rs 33,36,000/-	Rs. 29,18,888.37
4.	WCTL II (0348655000000750)	Rs 25,78,633/-	Rs. 22,12,992.11
5.	ECLGS (0348656000000235)	Rs 1,02,19,400/-	Rs. 1,07,00,106.41
6.	FITL I (0348656000000270)	Rs 18,78,000/-	Rs. 2,88,398.21
7.	FITL II (0348656000000271)	Rs 17,63,000/-	Rs. 2,76,186.44
8.	Packing Credit (0348657000000499)**	Rs 2,48,50,000/-	Rs. 2,48,10,000.00
			Rs.9,31,43,932.11



The credit facilities were secured by hypothecation of current assets and mortgage of 7 items of properties as follows:

Movable properties secured in the account

SI No	Description of Movable Properties	Security Interest created by
1	Hypothecation of the entire current assets (present and future) of the M/s. The Kerala Plantations including all the tangible movable properties such as standing crops Stock – in – Trade, Stock of Raw Materials, Stock in Process, Finished Goods, Packing Materials, and goods of the borrower, all the present and future actionable claims and other movable property that may arise or come into existence in the future, including book debts, decrees and decretal debts, outstanding moneys receivable, receivables backed by documents of title to goods drawn under export order/accepted bills of exchange drawn under export order/bills of exchange drawn under letter of credit, input tax claim receivables, other claims, (including counter-claims and claims under insurance policies), which now or hereafter from time to time during the security shall be brought in stored or be in or about their premises or godown (s) or be in course of transit from one godown to another or from one place to another or wherever else the same may be.	Kerala Plantations represented by its partners

Immovable properties secured in the account

SI No	Description of Immovable Properties
1.	All that part and parcel of land having an extend 85 Ares, comprised under Old Sy No. 161/2 and Re-Sy No. 211/1-2 in Block No. 15, along with building admeasuring about 1500 Sq ft, bearing Door No. V/178 at Pothamedu Kara, Pallivasal Panchayath / Village, Devikulam Taluk, Devikulam Sub- Registration District, Idukki District, owned by Mr. George Antony, more or full described in Sale Deed No. 1534/1992 dated 04.07.1992 of Devikulam SRO and bounded North by – Remaining property, South by – Road, East by - Remaining property and West by - Remaining property.
2.	All that part and parcel of land having an extend 19.80 Ares, comprised under Old Sy No. 306/1-2-3 & 486/2 and Re-Sy No. 2/2-1, 2/6 in Block No. 46 at Kulathoor Kara, Kulathoor Panchayath / Village, Neyyatinkara Taluk, Kulathoor Sub- Registration District, Ernakulam District, owned by Mr. Balachandra Kurup, more or full described in Sale Deed No. 2121/2007 dated 02.11.2007 of Kulathoor SRO and bounded North by – River, South by – Way, East by – Property of Ramakrishnapillai & Temple and West by - Property of Ramakrishnan.



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3.	All that part and parcel of land having an extend 10.40 Ares, comprised under Sy No. 123/10A/1 and Re-Sy No. 299/13 in Block 32 at Peruthuruthu Kara, Kanjikuzhi Panchayath / Village, Chertala Taluk, Puthambalam Sub- Registration District, Alapuzha District, owned by M/s. The Kerala Plantations represented by its partners, more or full described in Sale Deed No. 1981/2014 dated 20.10.2014 and Sale Deed No. 2215/2014 dated 07.11.2014 of Puthambalam SRO and bounded North by – Property of Harisankar, South by – Kaithavalappil purayidam, East by – Kaithavalappil purayidam and West by - Kaithavalappil purayidam.
4.	All that part and parcel of land having an extend 23.07 Ares, comprised under Old Sy No. 7136/2, 7136/2/3 & 7136/1 and Re-Sy No. 34/2 & 86/2 in Block No. 225 at Kottackakam Kara, Kollam West Village, Kollam Taluk, Kollam Sub- Registration District, Kollam District, owned by Ms. Meena Kumari R, more or full described in Settlement Deed No. 1379/2016 dated 15.07.2016 of Kollam SRO and bounded North by – Properties of Sreekumar & Meenakumari, South by – Property Gomathyamma, East by – Property of Amminiamma and West by – National High way
5.	All that part and parcel of land having an extend 32.14 Ares, comprised under Old Sy No. 1325/8 & 1325/8/1 and Re Sy No. 210/6 in Block No. 5 at Valara Kara, Mannamkandam Village, Devikulam Taluk, Devikulam Sub- Registration District, Idukki District, owned by M/s. The Kerala Plantations represented by its partners, more or full described in Sale Deed No. 1247/2017 dated 03.08.2017 of Devikulam SRO and bounded North by – PWD Road, South by – Property of M/s. The Kerala Plantations, East by – Property of Kurian & M/s. The Kerala Plantation and West by – Property of Princy James @ Princy Varghese @ Brijitha & M/s. The Kerala Plantations.
6.	All that part and parcel of land having an extend 27.19 Ares, comprised under Old Sy No. 1325/8 & 1325/8/1 and Re Sy No. 210/4 in Block No. 5 at Valara Kara, Mannamkandam Village, Devikulam Taluk, Devikulam Sub- Registration District, Idukki District, owned by M/s. The Kerala Plantations represented by its partners, more or full described in Sale Deed No. 1250/2017 dated 03.08.2017 of Devikulam SRO and bounded North by – Property of Princy James @ Princy Varghese @ Brijitha and M/s. The Kerala Plantations, South by – Deviyar River, East by – Property of Kurian and West by – Deviyar River.
7.	All that part and parcel of land having an extend 11.95 Ares, comprised under Old Sy No. 4166 and Re Sy No. 493/11 in Block No. 1 at Kannimel Cheri, Sakthikulangara Village, Kollam Corporation, Kollam Sub- Registration District, Kollam District, owned by Ms. Meena Kumari R, more or full described in Gift Deed No. 1380/2016 dated 15.07.2016 of Kollam SRO and bounded North by – Corporation Road, South by – Property of Jakwalin Babu Francis, East by – Properties of Saraswathi Dasan Nair and West by – National Highway.



**THE SOUTH INDIAN BANK LTD
REGIONAL OFFICE, ERNAKULAM**

The account was classified as Non-Performing Asset on 28-06-2021. Demand Notice was issued under Sec.13(2) of SARFAESI Act, 2002 on 10/08/2021 in the account and the notice was served on all the addressees including late Mr.George Antony on 20/08/2021. Copy of demand notice is enclosed herewith for reference. Physical / Symbolic Possession of secured assets more fully mentioned in the schedule of demand notice was taken under sec.13(4) of SARFAESI Act on 15/07/2022 and 16/07/2022 which was duly intimated to the borrower/guarantor including Late Mr.George Antony. Thereafter redemption notice was issued as regards all the secured assets, copy of which was also duly acknowledged by Late Mr.George Antony on 20.07.2022 and the properties were brought for sale on 22.12.2023

Now, it has come to our knowledge that Mr. George Antony, (addressee no.4 in the demand notice dated 10.08.2021) has expired on and he is survived by addressee Nos. 1, 2, and 3 among you being legal heirs.

As stated above, addressee Nos. 1, 2, and 3 among you being the Legal heirs of Late Mr.George Antony are jointly and severally liable to the extent of the estate inherited by you from Late Mr.George Antony and as such you are liable to pay to the bank the sum more fully described in the attached sale notice dated 18.10.2024 It may be noted that item No-4- has been put to sale by Tender cum Auction by Authorized Officer of the bank on 13.11.2024 Hence you are hereby called upon to discharge the liability to the extent of the estate inherited to absolve yourself from the liability.

Yours faithfully,

For THE SOUTH INDIAN BANK LTD.


Authorized Officer
Regional Office, Ernakulam



(Authorized Officer)

Encl: as above