

The South Indian Bank Ltd,
Regional Office : Kolkata, Door No.20 A, Ward
No.63, 1st Floor, Flat No.1, Park Street P.O,
Kolkata, West Bengal, Pin - 700016, Phone No:
033-40031212, 22650050, Email:ro1013@sib.co.in

Ref: RO-KOL/SH/br0460/E-Auc/71/2024-25

Date:18-10-2024

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 29.11.2022 calling upon Borrower/Gurantors - 1] **M/s LSM Trading And Export Private Limited**, Plot No: 916/6294, Palasuni, Rasulgarh, Bhubaneswar, Khurda, Odisha, India. 751010 Also at Flat No. B-303, BT Residency GGP Colony, Rasulgarh, Bhubaneswar, Khurda, Odisha, India - 751025 [2] **Mr. Sebastian Varghese**, House no.104, Village- Madanapally, Changanacherry, Thengana, Dist. - Kottayam, Kerala – 686546 Also at Flat No. B- 303, BT Residency GGP Colony, Rasulgarh, Bhubaneswar, Khurda, Odisha, India – 751025 Also at V.M. – 10 VSS Nagar, Shahid Nagar, Bhubneswar, Khurda, Odisha – 751007 [3] **Ms. Lucy Varghese**, House no.104, Village-Madanapally, Changanacherry, Thengana, Dist. - Kottayam, Kerala – 686546 Also at Flat No. B-303, BT Residency GGP Colony, Rasulgarh, Bhubaneswar, Khurda, Odisha, India – 751025 Also at V.M. – 10 VSS Nagar, Shahid Nagar, Bhubneswar, Khurda, Odisha – 751007 [4] **Mr. Martin Sebastian**, House no.104, Village- Madanapally, Changanacherry, Thengana, Dist. - Kottayam, Kerala – 686546 Also at Flat No. B- 303, BT Residency GGP Colony, Rasulgarh, Bhubaneswar, Khurda, Odisha, India – 751025 Also at V.M. – 10 VSS Nagar, Shahid Nagar, Bhubneswar, Khurda, Odisha – 751007, 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/ies, 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.

AND WHEREAS, the borrower/guarantor have failed to pay the amount, Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the immovable property/ies mortgaged to the Secured Creditor more fully described in the Schedule hereunder will be sold on “as is where is” basis, “as is what is” and “whatever there is” condition, on the date and at the place mentioned herein below for realization of a sum of Rs.3,39,15,260.30 (Three Crore Thirty Nine Lakhs Fifteen Thousand Two Hundred Sixty And Paise Thirty Only) as on 17.10.2024, with future interest, costs and expenses etc. thereon in the account/s of (1) **M/s LSM Trading And Export Private Limited** and (2) **Sebastian Varghese, Lucy Varghese, Martin Sebastian** , both accounts with **Bhubaneshwar** Branch of the Bank, subject to the following terms and conditions:-

Name of Property Owner	Sebastian Varghese and Lucy Varghese
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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

The South Indian Bank Ltd,**Regional Office : Kolkata, Door No.20 A, Ward**

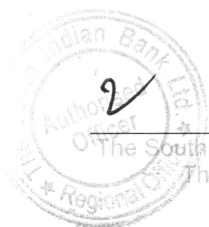
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Description of property	All that part and parcel of land admeasuring 8.09 Ares along with Building thereon admeasuring 237.98 Sq. mtrs. (approx) along with all other constructions, improvements, easementary rights existing and appurtenant thereon situated in Old Sy No. 740/3A Re Sy No. 278/3/9 within Madapally Village, Changanacherry Taluk, Kottayam District and owned by Sebastian Varghese and Lucy Varghese morefully described in Sale Deed no 1798/2016 dated 19-10-2016 of Sub Registrar Office – Thengana and bounded on North: Road; South: Remaining property; East: Road; West: Remaining property
Nature of possession	Physical Possession
Reserve Price	Rs.1,11,00,000/- (Rupees One Crore Eleven Lakhs Only)
Earnest Money Deposit (EMD)	Rs.11,10,000/- (Rupees Eleven Lakhs Ten Thousand 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 Kottayam or through RTGS to Account No: 0344073000000078 held by “ The Authorised Officer” in The South Indian Bank Ltd, Branch Kottayam Collectorate Jn Branch(IFSC Code: SIBL SIBL0000344)
Last date and time for submission of Bid along with EMD	on or before 13.11.2024 by 04.00 PM
Property Inspection	From 11.00 AM to 4.00 PM on working days with prior appointment
Bid incremental amount	Rs. 10,000.00
Date and time of E-auction	14.11.2024 from 11.00 AM to 11.30 AM (with 5 minute unlimited auto extensions till sale is concluded)
E-auction service provider	M/s. 4 Closer Contact Name: Mr. M DINESH, Assistant Manager - Operations, Mobile no: 8142000735 and 8142000066 / Landline: 040-23736405 Web- https://bankauctions.in/ Email Id: dinesh@bankauctions.in and info@bankauctions.in



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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 Closer 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 Kottayam at the address mentioned above or through RTGS to Account No: 0344073000000078 held by "The Authorised Officer" in The South Indian Bank Ltd, Branch Kottayam Collectorate Jn Branch(IFSC Code: SIBL SIBL0000344) latest by 04.00 p.m. on or before 13.11.2024.
3. The intending purchaser shall submit duly filled in bid form in original (format available with Authorised officer and in website (<https://bankauctions.in/>) 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.

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