

Ref: RO/TVM/REC/Retail /SALE/245/24-25

Date: 22.05.2024

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 16.09.2022, calling upon the borrowers Mrs Radhamani T, Manimangalath, Kakkakottur, Ambalathumkala P O, Ezhukone, Kollam, Kerala 691505 & Mr Sree Raj, Manimangalath, Kakkakottur, Ambalathumkala P O, Ezhukone, Kollam, Kerala 691505, 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 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. 58,85,399.80 (Rupees Fifty Eight Lakhs Eighty Five Thousand Three Hundred Ninty Nine and Paise Eighty Only)** as on 21.05.2024, with future interest, costs and expenses etc. thereon in the account/s of Mrs Radhamani T & Mr, Sree Raj with Kannanallore Branch of the Bank, subject to the following terms and conditions: -

Name of Property Owner	Mrs, Radhamani T
Description of property	All that part and parcel of residential property admeasuring to 4.05 Ares along with building bearing No: 5/656 in Nedumpna Grama Panchayath and all other construction, improvements, easement rights existing and appurtenant thereon situated in Sy No 2537 & Re.Sy.No.128/1-2-2 bearing Block No 20 of Pallimon Village, Kollam Taluk ,Kollam District and owned by Mrs Radhamani T fully described in Sale Deed No.1017/1/2018 dated 19.05.2018 of Sub Registrar Office Kannanallor and bounded on North: Road South: Property of Muhammed Kunju East: Property of Dr Ajayakumar West: Property of Satheesan
Nature of possession	Physical
Reserve Price	Rs. 41,60,000/- (Rupees Forty One Lakhs Sixty Thousand Only)
Earnest Money Deposit (EMD)	Rs.4,16,000 /- (Rupees Four Lakhs Sixteen 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 Trivandrum or through RTGS to Account No:0119073000002021 held by " The Authorised Officer" in The South Indian Bank Ltd, Branch Trivandrum (IFSC Code: SIBL0000119)



The South Indian Bank Ltd,
Regional Office :Thiruvananthapuram,
3rd Floor, YWCA Buildings, M. G. Road, Spencer Junction, Statue,Statue,
Thiruvananthapuram, Kerala - 695 001,0471-2469584/ 2469558/ 2579558,
email:ro1007@sib.co.in



Last date and time for submission of Bid along with EMD	on or before 15.06.2024 by 05.00 PM
Property Inspection	From 10.00 AM to 05.00 PM on working days with prior appointment
Bid incremental amount	Rs 10,000/-
Date and time of E-auction	18.06.2024 from 11.00 AM to 01.00 PM (with 5 minute unlimited auto extensions till sale is concluded)
E-auction service provider	M/s.4 Closure, #605 A,6th Floor, Maitrivanam, Ameerpet, Hyderabad-500018, Telangana

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, #605 A, 6th Floor, Maitrivanam, Ameerpet, Hyderabad-500018, Telangana 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 Trivandrum at the address mentioned above or through RTGS to Account No: 0119073000002021 held by "The Authorised Officer" in The South Indian Bank Ltd, Branch Trivandrum (IFSC Code: SIBL0000119) latest by 05.00 p.m. on or before 15.06.2024.
- 3) The intending purchaser shall submit duly filled in bid form in original (format available with Authorised officer and in website <http://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.



The South Indian Bank Ltd,
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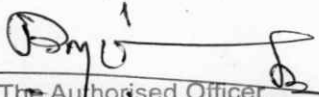


- 28) The Successful bidder shall, at his/her cost, get the Electricity/ Water/ Sewerage connection etc. and any other common services transferred in his name.
- 29) The Authorised Officer has obtained EC/ search report regarding the property from 01.01.1990 to 16.01.2024 and it contains no encumbrance
- 30) For any further information and for inspection of property, the intended bidders may contact the Authorised Officer or The South Indian Bank Ltd., Branch Kannanalore during working hours or may contact Ms Rajani Nair B (Mobile number 8129275263), South Indian Bank Ltd, Branch Kannanalore, Mr Nithin Raj Y S (Mobile number 7702800080) at the South Indian Bank Ltd Regional Office, Trivandrum

For detailed terms and conditions of the sale, please refer to the link provided in www.southindianbank.com. and www.bankauctions.in Service provider)

For The South Indian Bank Ltd.

Date: 22.05.2024
Place: Trivandrum


The Authorised Officer
(Chief Manager)
AUTHORISED OFFICER
(CHIEF MANAGER)

