

Ref: RO/TVM/REC/MSME/SALE/114/24-25

Date: 24.04.2024

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 15.05.2023, calling upon the borrower/guarantors (1) M/s Venma Granites, (Rep by Its Partners), PP I /1155 (A – F), Thattathumala Post, Thiruvananthapuram, Kerala 695614; (2) Mr. Ravighosh, (Partner- M/s Venma Granites), S/o Jayaprasad, 639 (3/247) Saradalayam, 1 Mulakkalathukavu, Kilimanoor, Thiruvananthapuram, Kerala 695601; (3) Mr. Rajeev S K, (Partner- M/s Venma Granites), S/o Sasidharan T, Raji Bhavan, Kilimanoor, Vellalloor P O, Thiruvananthapuram, Kerala 695601; (4) Mrs. Vipitha K B, W/o Ravighosh, Saradalayam, Mulakkalathukavu, Kilimanoor, Thiruvananthapuram, Kerala 695601; Also at: Indraneelam, Nedumparambu P O, Alamcode, Chirayinkeezhu, Thiruvananthapuram, Kerala – 695102; (5) Mr. Sasidharan Asari, S/o Thankappan Asari, Raji Bhavan, Kilimanoor, Vellalloor P O, Thiruvananthapuram, Kerala 695601; (6) Mrs. Kumari, W/o Sasidharan T, Raji Bhavan, Kilimanoor, Vellalloor P O, Thiruvananthapuram, Kerala 695601, 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 possession and 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 12.10.2023 and 12.03.2024 respectively.

AND WHEREAS, the borrower/guarantors have failed to pay the amount, notice is hereby given to the public in general and in particular to the Borrower and Guarantors that the immovable properties 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 (with respect to the lie and nature of the properties), on the date and at the place mentioned herein below for realization of a sum of Rs.1,40,29,934.60 (Rupees One Crore Forty Lakhs Twenty Nine Thousand Nine Hundred Thirty Four and Paise Sixty only) in the account M/s Venma Granites w.r.t. both item properties and Rs.14,95,887.72 (Rupees Fourteen Lakhs Ninety Five Thousand Eight Hundred Eighty Seven and Paise Seventy Two) in the account Mr. Ravighosh and Mrs. Vipitha K B w.r.t. item no.2 property, as on 23.04.2024, with future interest, costs and expenses etc. thereon with Karette Branch of the Bank, subject to the following terms and conditions:-

Item No.1	
Name of Property Owner	Mr. Rajeev S K
Description of property	All that part and parcel of land admeasuring 17.17 Cents (6.95 Ares) along with about 1200 sq feet building thereon and all other constructions, improvements, easementary rights, existing and appurtenant thereon situated in Old Sy No-1466/1, Re Sy No-520/3-A , of Vellalloor Village, Chirayinkeezhu Thaluk, Trivandrum District and owned by, Mr. Rajeev S K morefully described in Settlement Deed No.887/2015 dtd 28-10-2015 of Sub Registrar Office – Nagaroor and bounded on (as per title deed) North: Property of Saraswathy Ammal, East: Property of Leela, South:

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	Property of Reghunatha Kurup, West: Pathway & Property of Reghunatha Kurup
Nature of possession	Physical possession
Reserve Price	Rs.21,00,000/- (Rupees Twenty One Lakhs Only)
Earnest Money Deposit (EMD)	Rs.2,10,000/- (Rupees Two Lakh Ten Thousand Only)
Item No.2	
Name of Property Owner	Mr. Ravighosh & Mrs. Vipitha K B
Description of property	(a) All that part and parcel of land admeasuring 2.22 Cents (0.9 Ares) along with all other constructions, improvements, easementary rights, existing and appurtenant thereon situated in Old Sy No – 2891/13, Re Sy No-91/1-2-1 , of Alamcode Village, Chirayinkeezhu Thaluk, Trivandrum District and owned by, Mrs Vipitha K B morefully described in Sale Deed No.2657/2014 dtd 14-11-2014 of Sub Registrar Office – Attingal and bounded on (as per location certificate issued by Village Officer , Alamcode dtd 18/05/2017) North: Property of Vipitha & Ravighosh, East: Property of Sumam, South: Property of Kunjumon, West: Road (b) All that part and parcel of land admeasuring 11.86 Cents (4.80 Ares) along with building thereon and all other constructions, improvements, easementary rights, existing and appurtenant thereon situated in Sy No-2891/13, Re Sy No-91/1(02.40 Ares),91/1-1(02.40 Ares) of Alamcode Village, Chirayinkeezhu Thaluk, Trivandrum District and owned by, Mr. Ravighosh & Mrs. Vipitha K B morefully described in Settlement Deed No.1141/2014 dtd 09-05-2014 of Sub Registrar Office – Attingal and bounded on (as per title deed) North: Property of Sumam, East: Property of Sumam, South: Property of Soman, West: Road
Nature of possession	Physical possession
Reserve Price	Rs.50,00,000/- (Rupees Fifty Lakhs only)
Earnest Money Deposit (EMD)	Rs.5,00,000/- (Rupees Five Lakhs 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, Trivandrum Main Branch (IFSC Code: SIBL0000119)
Last date and time for submission of Bid along with EMD	on or before 30.05.2024 by 04.00 PM
Property Inspection	From 11.00 AM to 04.00 PM on working days with prior appointment
Bid incremental amount	Rs.10,000/-



Date and time of E-auction	31.05.2024 from 02.00 PM to 03.00 PM (with 5 minute unlimited auto extensions till sale is concluded)
E-auction service provider	M/s 4Closure – Mr. Dinesh 8142000735, dinesh@bankauctions.in, info@bankauctions.in, Website: 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 4Closure 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, Trivandrum Main Branch (IFSC Code: SIBL0000119) latest by 04.00 p.m. on or before 30.05.2024.
- 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.
- 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.

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- 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 (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.
- 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 % (including EMD of 10%) 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% 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.



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- 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 EC/ search report regarding the property from 01.01.2018 to 03.04.2024 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., Karette Branch during working hours or may contact Recovery Officer, Mob No.9633963937 at the South Indian Bank Ltd, Thiruvananthapuram Regional Office.

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

For The South Indian Bank Ltd.

The Authorised Officer
(Chief Manager)

**AUTHORISED OFFICER
(CHIEF MANAGER)**

Date: 24.04.2024
Place: Trivandrum

