

The South Indian Bank Ltd,  
Regional Office-Thrissur  
1st Floor,Platinum Jubilee  
Building, Civil Line Road,  
Near Children's Park,  
Ayyanthole, Thrissur-680003



Ref: TCR/RO/REC/SAR/SN/ABI/99/2024-25

Date: 12.08.2024

**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 02.07.2021 calling upon the borrowers/guarantors/legal heirs (1) Mr. Joshi (2) Mrs. Saralabai (now deceased and represented by legal heirs) (3) Mr. Murali K.S (4) Mr. Shaju.K.S (5) Mrs. Shymi Murali; All of them having address at: Kaniyamparambil House, Manalur PO, Thrissur – 680617 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/Legal heirs have failed to pay the amount, Notice is hereby given to the public in general and in particular to the Borrower(s)/Guarantor(s)/Legal heirs 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.58,15,792.75 (Rupees Fifty-Eight Lakh Fifteen Thousand Seven Hundred Ninety-Two and Paise Seventy-Five Only)** as on 11.08.2024 with future interest, penal charges/penal interest, costs and expenses etc. thereon in the account/s of (1) Mr. Joshi (2) Mrs. Saralabai (3) Mr. Murali K.S (4) Mr. Shaju.K.S. with KANJANY Branch of the Bank, subject to the following terms and conditions: -

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|-------------------------|--|
| Name of Property Owner  | Item1- Mr. Murali K S<br>Item 2- Mr. Joshi, Mrs. Saralabai, Mr. Murali K S, Mr. Shaju K S  |
| Description of property | ITEM NO : 1<br><br>All that part and parcel of land having an extent of 3.48 Ares (8.59 Cents) with all rights and improvements thereon in Sy.No.270/2 of Manalur Village, Thrissur Taluk, Thrissur District owned by Mr. Murali K S more fully mentioned in Sale Deed No.208/2005 dated |





|                             |   |   |   |   |       |   |                              |      |   |       |      |   |  |       |   |   |       |   |                             |      |   |                                   |      |   |                                       |
|-----------------------------|---|---|---|---|-------|---|------------------------------|------|---|-------|------|---|--|-------|---|---|-------|---|-----------------------------|------|---|-----------------------------------|------|---|---------------------------------------|
|                             | 18.01.2005 registered at SRO Anthikad, Thrissur District and bounded as follows (as per LSR dated 14.12.2017) :   |   |   |   |       |   |                              |      |   |       |      |   |  |       |   |   |       |   |                             |      |   |                                   |      |   |                                       |
|                             | <table border="1"> <tr> <td>North</td> <td>:</td> <td>Property of Mallika, W/o. Pottekkatt Sukumaran and others</td> </tr> <tr> <td>South</td> <td>:</td> <td>Property of Payyappatt Gopi.</td> </tr> <tr> <td>East</td> <td>:</td> <td>Vazhy</td> </tr> <tr> <td>West</td> <td>:</td> <td>Properties of Kaniamparambil Saralabhai and others</td> </tr> </table> <p>ITEM NO:2</p> <p>All that part and parcel of land having an extent of 8.59 Ares (21.22 Cents) with all rights and improvements thereon along with Residential building having an approximate area of 1250 Sq.ft in Sy.No.270/1, 270/2 of Manalur Village, Thrissur Taluk, Thrissur District jointly owned by the legal heirs of late. Sankaranarayanan, namely Mr.Joshi, Mrs.Saralabai, Mr.Murali K.S and Mr. Shaju K.S, more fully mentioned in Sale Deed No.1524/1993 dated 19.06.1993 registered at SRO Anthikad, Thrissur District and bounded as follows (as per LSR dated 14.12.2017) :</p> <table border="1"> <tr> <td>North</td> <td>:</td> <td>Property of Mallika, W/o. Kaniamparambil Sukumaran and others</td> </tr> <tr> <td>South</td> <td>:</td> <td>Property of Meledath Antony</td> </tr> <tr> <td>East</td> <td>:</td> <td>Property of Kaniamparambil Murali</td> </tr> <tr> <td>West</td> <td>:</td> <td>Properties of Kaniamparambil Kausalya</td> </tr> </table> <p><b>*Item no : 1, Item no :2 will be sold as a Single lot only</b></p> | North   | : | Property of Mallika, W/o. Pottekkatt Sukumaran and others | South | : | Property of Payyappatt Gopi. | East | : | Vazhy | West | : | Properties of Kaniamparambil Saralabhai and others | North | : | Property of Mallika, W/o. Kaniamparambil Sukumaran and others | South | : | Property of Meledath Antony | East | : | Property of Kaniamparambil Murali | West | : | Properties of Kaniamparambil Kausalya |
| North                       | :   | Property of Mallika, W/o. Pottekkatt Sukumaran and others     |   |   |       |   |                              |      |   |       |      |   |  |       |   |   |       |   |                             |      |   |                                   |      |   |                                       |
| South                       | :   | Property of Payyappatt Gopi.                                  |   |   |       |   |                              |      |   |       |      |   |  |       |   |   |       |   |                             |      |   |                                   |      |   |                                       |
| East                        | :   | Vazhy   |   |   |       |   |                              |      |   |       |      |   |  |       |   |   |       |   |                             |      |   |                                   |      |   |                                       |
| West                        | :   | Properties of Kaniamparambil Saralabhai and others            |   |   |       |   |                              |      |   |       |      |   |  |       |   |   |       |   |                             |      |   |                                   |      |   |                                       |
| North                       | :   | Property of Mallika, W/o. Kaniamparambil Sukumaran and others |   |   |       |   |                              |      |   |       |      |   |  |       |   |   |       |   |                             |      |   |                                   |      |   |                                       |
| South                       | :   | Property of Meledath Antony                                   |   |   |       |   |                              |      |   |       |      |   |  |       |   |   |       |   |                             |      |   |                                   |      |   |                                       |
| East                        | :   | Property of Kaniamparambil Murali                             |   |   |       |   |                              |      |   |       |      |   |  |       |   |   |       |   |                             |      |   |                                   |      |   |                                       |
| West                        | :   | Properties of Kaniamparambil Kausalya                         |   |   |       |   |                              |      |   |       |      |   |  |       |   |   |       |   |                             |      |   |                                   |      |   |                                       |
| Nature of possession        | Physical  |   |   |   |       |   |                              |      |   |       |      |   |  |       |   |   |       |   |                             |      |   |                                   |      |   |                                       |
| Reserve Price               | Rs.35,41,000/- (Rupees Thirty Five Lakh Forty One Thousand Only)  |   |   |   |       |   |                              |      |   |       |      |   |  |       |   |   |       |   |                             |      |   |                                   |      |   |                                       |
| Earnest Money Deposit (EMD) | Rs.3,54,100/- (Rupees Three Lakh Fifty Four Thousand One Hundred Only)  |   |   |   |       |   |                              |      |   |       |      |   |  |       |   |   |       |   |                             |      |   |                                   |      |   |                                       |



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|---|--|
| 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 Thrissur /RTGS/NEFT/Net Banking or through RTGS to Account No:0084073000004388 held by “ The Authorised Officer” in The South Indian Bank Ltd, Branch : Thrissur Main (IFSC Code: SIBL0000084)                        |
| Last date and time for submission of Bid along with EMD | on or before 04.10.2024 by 5.00 PM   |
| Property Inspection                                     | From 11.00 AM to 04.00 PM on working days with prior appointment   |
| Bid incremental amount                                  | Rs.5000/- (Rupees Five Thousand Only)  |
| Date and time of E-auction                              | 05.10.2024 from 10.30 AM to 11.00 AM (with 5 minute unlimited auto extensions till sale is concluded)  |
| E-auction service provider                              | M/s e-Procurement Technologies Limited -Auction Tiger<br>Contact Official: Mr.Praveenkumar Thevar<br>Mobile: 9722778828 - 079-35267515/16<br>For Bidder Support – 9265562821/818 – 07968136842/37<br>Email id: praveen.thevar@auctiontiger.net or samir@auctiontiger.net<br>Web Address: <a href="https://southindianbank.auctiontiger.net">https://southindianbank.auctiontiger.net</a> |

### 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.e-Procurement Technologies Limited -Auction Tiger 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 Thrissur /RTGS/NEFT/net banking at the address mentioned above or through RTGS to Account No: 0084073000004388 held by “ The Authorised Officer” in The South Indian Bank Ltd, Branch Thrissur Main (IFSC Code: SIBL0000084) latest by 5.00 PM on or before 04.10.2024.
- 3) The intending purchaser shall submit duly filled in bid form in original format available with Authorised officer and in website <https://southindianbank.auctiontiger.net> 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.

