

REGIONAL OFFICE, THIRUVANANTHAPURAM

3rd floor, YWCA Building, Spencer Junction, Palayam
Statue, Thiruvananthapuram – 695001



Ref: RO/TVM/REC/MSME/SALE/716/23-24

Date: 31.01.2024

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 18.01.2023, calling upon the borrower/guarantors (1) Mr. Sureshkumar R P, (Prop.M/s Shilpa Agencies) TC XXI/1996(3), Ravi Nagar(1), Ambalamukku, Peroorkada PO, Thiruvananthapuram, Kerala – 695005 Also At: TC 11/1649 (3), Sagarika Charachira Road, Plamoodu, Thiruvananthapuram, Kerala – 695004. Also At: Uthradam, Pallithara, Enikkara, Karakulam, Thiruvananthapuram, Kerala-695564. (2) Mrs. Beena V, T C 1649/4, Charachira Road, Sagarika, Plamoodu, Pattom, Thiruvananthapuram, Kerala-695004, Also at: Uthradam, Pallithara, Enikkara, Karakulam, Thiruvananthapuram, Kerala-695564 Also At: RP EKRA40, Building No. XVI/477, Karakulam Village Nedumangad, Thiruvananthapuram, Kerala-695035 (3) Mr. Biju T, Gowreesam, Enikkara, Karakulam P O, Thiruvananthapuram, Kerala – 695564 (4) Mr. Pratheep Kumar V, Manimuttam, Puravoor Konam, Karakulam PO Thiruvananthapuram, Kerala-695564 (5) Mrs. Anitha Kumari P, Manimuttam Puravoor Konam, Karakulam P O, Thiruvananthapuram, Kerala-695564 (6) Mrs. Vasantha Kumari, Beena Bhavan, Enikkara, Karakulam PO Thiruvananthapuram, Kerala – 695564 (7) Mr. Thankappan Nair, Beena Bhavan, Enikkara, Karakulam P O, Thiruvananthapuram, Kerala – 695564, 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/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 30.03.2023, 30.10.2023 and 15.12.2023.

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.6,20,71,682.18 (Rupees Six Crore Twenty Lakh Seventy One Thousand Six Hundred Eighty Two and Paise Eighteen only) in the account of M/s Shilpa Agencies and Rs.28,92,971.58 (Rupees Twenty Eight Lakh Ninety Two Thousand Nine Hundred Seventy One and Paise Fifty Eight Only) in the account of Mrs. Beena V as on 30.01.2024, with future interest, costs and expenses etc. thereon with Peroorkada Branch of the Bank, subject to the following terms and conditions:-

Item No.1	
Name of Property Owner	Mr. Suresh kumar R P
Description of property	All that part and parcel of land admeasuring 8.50 Ares along with all other constructions, improvements, easementary rights existing and appurtenant thereon situated in Sy No. 2274/4-1,2274/1 & 2274/4-3, Re Sy No. 381/4 in Block No 34 of Karakulam Village, Nedumangadu Taluk Thiruvananthapuram District and owned by Mr. Suresh kumar R P morefully described in Sale Deed No. 1602/1997 dated 16.07.1997 of Sub Registrar Office – Karakulam and bounded on (as per location certificate issued by Village

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	Officer,Karakulam) North: Property of Beena, South: Property of Rajalekshmi, East: Property of Shajahan, West: Property of Thankappan Nair & Vasantha
Nature of possession	Physical possession
Reserve Price	Rs.56,68,000/- (Rupees Fifty Six Lakh Sixty Eight Thousand Only)
Earnest Money Deposit (EMD)	Rs.5,66,800/- (Rupees Five Lakh Sixty Six Thousand Eight Hundred Only)
Item No.2	
Name of Property Owner	Mr. Suresh Kumar And Pradeep Kumar V
Description of property	All that part and parcel of land admeasuring 1.90 Ares along with building thereon having a built up area of about 2250 sq ft and all other constructions, improvements, easementary rights existing and appurtenant thereon situated in Sy No. 29/A2, Re Sy No. 772/19 in Block No 22 of Kudappanakunnu Village, Thiruvananthapuram Taluk Thiruvananthapuram District and owned by Mr. Suresh kumar And Pradeep Kumar V morefully described in Sale Deed No. 1845/2016 dated 29.06.2016 of Sub Registrar Office – Pattom and bounded on (as per location sketch dtd. 15-10-2016 issued by Village Officer ,Kudappanakunnu) North: Property of Indira Devi, South: Property of Private Road & Property of Kala V S, East: Property of Ramachandran Nair, West: Property of Modern Towers
Nature of possession	Physical possession
Reserve Price	Rs.81,81,000/- (Rupees Eighty One Lakh Eighty One Thousand Only)
Earnest Money Deposit (EMD)	Rs.8,18,100/- (Rupees Eight Lakh Eighteen Thousand One Hundred Only)
Item No.3	
Name of Property Owner	Mr. Biju
Description of property	All that part and parcel of land admeasuring 2.83 Ares along with building having a plinth area of 1100 sq ft and all other constructions, improvements, easementary rights existing and appurtenant thereon situated in Sy No. 2274/4-1,2274/1 , Re Sy No. 381/5-2 in Block No 34 of Karakulam Village, Nedumangadu Taluk Thiruvananthapuram District and owned by Mr. Biju morefully described in Settlement Deed No. 501/2002 dated 25.03.2002 of Sub Registrar Office – Karakulam and bounded on (as per location sketch issued by Village Officer, Karakulam) North: Property of Beena, South: Property of Rajalekshmi, East: Property of Thankappan Nair & others, West: Road
Nature of possession	Physical possession
Reserve Price	Rs.44,62,000/- (Rupees Forty Four Lakh Sixty Two Thousand Only)
Earnest Money Deposit (EMD)	Rs.4,46,200/- (Rupees Four Lakh Forty Six Thousand Two Hundred Only)

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Item No.4	
Name of Property Owner	Mrs. Beena V
Description of property	All that part and parcel of land admeasuring 16.18 Ares thereon along with building having a built up area of about 1250 sq ft and all other constructions, improvements, easementary rights existing and appurtenant thereon situated in Sy No. 2273/1 & 2274/1-1 , Re Sy No. 381/5-1 in Block No 34 of Karakulam Village, Nedumangadu Taluk Thiruvananthapuram District and owned by Mrs. Beena V morefully described in Settlement Deed No. 2366/1995 dated 30.08.1995 of Sub Registrar Office – Karakulam and bounded on (as per location sketch issued by Village Officer, Karakulam) North: Property of Vikraman Nair, South: Property of Suresh & Thankappan Nair, East: Property of Leela, West: Road
Nature of possession	Physical possession
Reserve Price	Rs.1,23,96,000/- (Rupees One Crore Twenty Three Lakh Ninety Six Thousand Only)
Earnest Money Deposit (EMD)	Rs.12,39,600/- (Rupees Twelve Lakh Thirty Nine Thousand Six Hundred Only)
Item No.5	
Name of Property Owner	Mr. Suresh Kumar R P
Description of property	All that part and parcel of land admeasuring 4.05 Ares along with building having a plinth area of 1450 sq ft and all other constructions, improvements, easementary rights existing and appurtenant thereon situated in Sy No. 2273/1 & 2274/1-1 , Re Sy No. 381/5-1-1 in Block No 34 of Karakulam Village, Nedumangadu Taluk Thiruvananthapuram District and owned by Mr. Suresh Kumar R P morefully described in Settlement Deed No.456/1998 dated 04.03.1998 of Sub Registrar Office – Karakulam and bounded on (as per location sketch issued by Village Officer, Karakulam) North: Property of Thankappan Nair, South: Property of Biju, East: Property of Thankappan Nair, West: Road
Nature of possession	Physical possession
Reserve Price	Rs.58,03,000/- (Rupees Fifty Eight Lakh Three Thousand Only)
Earnest Money Deposit (EMD)	Rs.5,80,300/- (Rupees Five Lakh Eighty Thousand Three Hundred Only)
Item No.6	
Name of Property Owner	Mrs. Anitha Kumari P
Description of property	All that part and parcel of land admeasuring 4.70 Ares along with building thereon having a built up area of about 1000 sq ft and all other constructions, improvements, easementary rights existing and appurtenant thereon situated in Sy No. 2250/9-2 , Re Sy No. 373/2 in Block No 34 of Karakulam Village, Nedumangadu Taluk

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	Thiruvananthapuram District and owned by Mrs. Anitha Kumari P morefully described in Release Deed No. 2126/1996 dated 23.07.1996 of Sub Registrar Office – Karakulam and bounded on (as per location sketch issued by Village Officer, Karakulam) North: Pathway, South: Pathway, East: Property of Sathi & Arun, West: Road & Thodu
Nature of possession	Physical possession
Reserve Price	Rs.71,58,000/- (Rupees Seventy One Lakh Fifty Eight Thousand Only)
Earnest Money Deposit (EMD)	Rs.7,15,800/- (Rupees Seven Lakh Fifteen Thousand Eight Hundred Only)
Item No.7	
Name of Property Owner	Mrs. Beena V
Description of property	All that part and parcel of land admeasuring 2.29 Ares along with all other constructions, improvements, easementary rights existing and appurtenant thereon situated in Sy No. 2286/3-1 , Re Sy No. 403/13 in Block No 34 of Karakulam Village, Nedumangadu Taluk Thiruvananthapuram District and owned by Mrs. Beena V morefully described in Sale Deed No. 4205/2011 dated 29.12.2011 of Sub Registrar Office – Karakulam and bounded on (as per location sketch issued by Village Officer, Karakulam) North: Pathway, South: Property of Biju, East: Road, West: Property of Sreekala
Nature of possession	Physical possession
Reserve Price	Rs.12,72,000/- (Rupees Twelve Lakh Seventy Two Thousand Only)
Earnest Money Deposit (EMD)	Rs.1,27,200/- (Rupees One Lakh Twenty Seven Thousand Two Hundred Only)
Item No.8	
Name of Property Owner	Mrs. Anitha Kumari P
Description of property	All that part and parcel of land admeasuring 3.80 Ares along with building having a plinth area of 1850 sq ft n and all other constructions, improvements, easementary rights existing and appurtenant thereon situated in Sy No. 3367/2-3 , Re Sy No. 600/29-2 in Block No 34 of Karakulam Village, Nedumangadu Taluk Thiruvananthapuram District and owned by Mrs. Anitha Kumari P morefully described in Sale Deed No. 3058/2004 dated 03.11.2004 of Sub Registrar Office – Karakulam and bounded on (as per location sketch issued by Village Officer, Karakulam) North: Road & Property of Suresh Kumar, South: Property of Appukuttan Nair, East: Property of Appukuttan Nair, West: Property of Gopalakrishnan Nair
Nature of possession	Physical possession
Reserve Price	Rs.46,66,000/- (Rupees Forty Six Lakh Sixty Six Thousand Only)

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Earnest Money Deposit (EMD)	Rs.4,66,600/- (Rupees Four Lakh Sixty Six Thousand Six 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 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 11.03.2024 by 04.00 PM
Property Inspection	From 11.00 AM to 04.00 PM on working days with prior appointment
Bid incremental amount	Rs.25,000/-
Date and time of E-auction	13.03.2024 from 11.00 AM to 12.00 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 11.03.2024.
- 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.

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- 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 it may 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

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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 EC/ search report regarding the properties and it contains the following encumbrances.

Item No.	Period of Encumbrance Certificate	Encumbrance entries noted
1	01/01/1989 – 23/11/2023	<ol style="list-style-type: none"> 1. Attachment Order of Munsiff Court Nedumangad in OS 102/2023 dt. 06.02.2023. 2. Attachment Order of Sub Court Nedumangad in OS 32/2023 dt. 19.04.2023. 3. Attachment Order of Munsiff Court Nedumangad in IA 1/2023 in OS 318/2023 dt. 27.04.2023. 4. Attachment Order of Sub Court Nedumangad in IA 1/2023 in OS 66/2023 dt. 21.09.2023.
2	01/01/1989 – 12/12/2023	<ol style="list-style-type: none"> 1. Attachment Order of Sub Court Nedumangad in IA 1/2023 in OS 32/2023 dt. 15.05.2023. 2. Attachment Order of Munsiff Court Nedumangad in IA 1/2023 in OS 318/2023 dt. 15.05.2023. 3. Attachment Order of Sub Court Nedumangad in IA 1/2023 in OS 66/2023 dt. 23.09.2033.
3	01/01/1989 – 09/12/2023	<ol style="list-style-type: none"> 1. Agreement dt. 20.11.2021.
4	01/01/1989 – 09/12/2023	<ol style="list-style-type: none"> 1. Agreement dt. 20.11.2021. 2. Attachment Order of Sub Court Nedumangad in OS 32/2023 dt. 19.04.2023. 3. Attachment Order of Munsiff Court Nedumangad in IA 1/2023 in OS 318/2023 dt. 27.04.2023. 4. Attachment Order of Sub Court Nedumangad in IA 1/2023 in OS 66/2023 dt. 21.09.2023.

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5	01/01/1989 – 09/12/2023	<ol style="list-style-type: none">1. Agreement dt. 20.11.2021.2. Attachment Order of Munsiff Court Nedumangad in OS 102/2023 dt. 06.02.2023.3. Attachment Order of Sub Court Nedumangad in OS 32/2023 dt. 19.04.2023.4. Attachment Order of Munsiff Court Nedumangad in IA 1/2023 in OS 318/2023 dt. 27.04.2023.5. Attachment Order of Sub Court Nedumangad in IA 1/2023 in OS 66/2023 dt. 21.09.2023.
6	01/01/1989 – 09/12/2023	NIL
7	01/01/1989 – 09/12/2023	NIL
8	01/01/1989 – 09/12/2023	NIL

30) For any further information and for inspection of property, the intended bidders may contact the Authorised Officer or The South Indian Bank Ltd., Peroorkada 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>

Date: 31.01.2024
Place: Trivandrum

AUTHORISED OFFICER
(CHIEF MANAGER)