



DHANLAXMI BANK LIMITED
Fort Branch,,Opposite Sreekanteswaram Park,,Fort.P.O,Thiruvananthapuram., Kerala- 695023

REGIONAL OFFICE: Thiruvananthapuram

CORPORATE OFFICE: THRISSUR

REGD. WITH A/D

DATE: 05.07.2024

NOTICE OF SALE OF IMMOVABLE SECURED ASSETS

[Issued under Rule 8(5) & 9(1) of the Security Interest (Enforcement) Rules 2002

To,

1. The Managing Director,
Trivandum International Health Services Ltd, Kochullur P O
Thiruvananthapuram represented by Mr.Raju.P.K, Liquidator having office at
M/s Agasti & Associates
Chartered Accountants, CNRWA-6
Cherupushpam Lane, Kadavanthra, Kochi- 682020
2. Sri. P A Ahamed,
TC 30/1120, Poikayil,
Ambalathumukku, Pettah PO,
Thiruvananthapuram -695024
3. The Managing Director,
M/s Trivandum Medical Speciality Services Ltd
Thiruvananthapuram 695011,
4. The Managing Trustee
Dr .K.N.Pai Heart Foundation
SUT Royal Hospital, Kochulloor
Thiruvananthapuram-695011

Dear Sir/Madam,

1.This has reference to the recovery actions initiated against you under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 [SARFAESI Act].

2. We also refer to the possession notice dated 23-2-2017 issued to you regarding, taking possession of the secured assets detailed below, by the Authorised Officer of the Bank and the publication of the said

possession notice in New Indian Express and Deepika dailies dated 28.02.2017, for the purpose of realization of the secured debt, in exercise of the powers conferred on the Bank as secured creditor under the provisions of the SARFAESI Act and the Rules made thereunder. The said notice has also been issued to you through registered post.

3. Till date you have not made payments towards discharge of your liability in full to the Bank and hence it is proposed to sell the following secured assets on “*As is where is*”, “*As is what is*”, and “*Whatever there is*” basis **on 13.08.2024 between 11 am & 3 pm through** public auction through Online Electronic Bidding (E-auction) inviting tender from public.

	LOT NO	DESCRIPTION OF THE PROPERTY PROPOSED FOR SALE	Reserve Price [Rs]
1	1	Land admeasuring 1.60 ares (3.952 cents) of land in Re Sy No: 592/7 in Ulloor Village in Thiruvananthapuram Taluk, Thiruvananthapuram District in the name of Dr. K.N.Pai Heart Foundation Trust with all improvements and structures there in. <u>Boundaries</u> North - property of Krishnan South - Road East - Road West - property of Maya (No encumbrances known to the Bank)	Rs.16,00,000.00

4. We hereby give you notice that the aforesaid secured assets shall be sold by the undersigned on the date and time mentioned above without any further notice.

Yours faithfully,

Authorized Officer
Dhanlaxmi Bank Ltd

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

(Issued under Rule 8(6) of the Security Interest (Enforcement) Rules 2002)

To

1. The Managing Director,
Trivandrum International Health Services Ltd, Kochullur P O
Thiruvananthapuram represented by **Mr. Raju.P. K**, Liquidator having office at
M/s Agasti & Associates
Chartered Accountants, CNRWA-6
Cherupushpam Lane, Kadavanthra, Kochi- 682020
2. Sri. P A Ahamed,
TC 30/1120, Poikayil,
Ambalathumukku,
Pettah P O,
Thiruvananthapuram -695024
3. The Managing Director,
M/s Trivandum Medical Speciality Services Ltd
Thiruvananthapuram 695011,
4. The Managing Trustee
Dr.K.N.Pai Heart Foundation
SUT Royal Hospital, Kochullor
Thiruvananthapuram -695011

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) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged to the Secured Creditor, the physical possession of which has been taken by the Authorized Officer of Dhanlaxmi Bank Ltd., Secured Creditor, will be sold on “As is where is”, “As is what is”, and “Whatever there is” on 13-8-2024, for recovery of Rs.2,96,55,460.10 (Rupees Two crore ninety six lakh fifty five thousand four hundred and sixty and paise ten only) due to the Dhanlaxmi Bank Ltd., Secured Creditor from M/s.Trivandrum International Health Services Ltd. The reserve price will be **Rs.16,00,000.00 (Rs. Sixteen lakhs only) and the earnest money deposit will be** Rs.1,60,000.00 (Rupees One lakh sixty thousand only).

Sl.No.	PLOT NO	DESCRIPTION OF THE PROPERTY PROPOSED FOR SALE	Reserve Price [Rs]
1	1	<p>Land admeasuring 1.60 ares (3.952 cents) of land in Re Sy No: 592/7 in Ulloor Village in Thiruvananthapuram Taluk, Thiruvananthapuram District in the name of, Dr.K.N. Pai Heart Foundation Trust with all improvements and structures there in.</p> <p><u>Boundaries</u> North - property of Krishnan South - Road East - Road West – property of Maya</p> <p>(No encumbrances known to the Bank)</p>	Rs.16,00,000.00

For detailed terms and conditions of the sale, please refer to the link provided in Dhanlaxmi Bank’s (Secured creditor) **website i.e. www.dhanbank.com.**

Authorised Officer
Dhanlaxmi Bank Ltd

Date : 05.07.2024
Place: Thiruvananthapuram

**Detailed Terms and conditions for sale of immovable secured assets as per the sale
notice dated 05.07.2024.**

1	Name and Address of the secured creditor	<p>DHANLAXMI BANK LIMITED Fort Branch,,Opposite Sreekanteswaram Park,,Fort.P.O,Thiruvananthapuram., Kerala- 695023</p> <hr/> <p>Regional Office: Thiruvananthapuram Corporate Office: Thrissur</p>
2	Name and Address of the borrower(s)	<p>The Managing Director M/s Trivandrum International Health Services Ltd (SUT Royal Hospital) Kochulloor.P.O Thiruvananthapuram-695011 represented by Mr.Raju.P.K (Liquidator) having office at M/s Agasti & Associates Chartered Accountants, CNRWA-6 Cherupushpam Lane, Kadavanthra, Kochi- 682020</p>
	Name and Address of the guarantor(s)	<p>1. Sri.P.A.Ahmed TC.30/1120, Poikayil,Ambalathumukku,Pettah.P.O, Thiruvananthapuram-695024</p> <p>2. The Managing Trustee Dr.K.N. Pai Heart Foundation (SUT Royal Hospital,Kochulloor) Thiruvananthapuram-695011</p> <p>3. The Managing Director, M/s Trivandum Medical Speciality Services Ltd Thiruvananthapuram 695011,</p>
4	Complete description of the Secured Asset/s to be sold	<p><u>Property 1.</u> Land admeasuring 1.60 ares (3.952 cents) of land in Re Sy No: 592/7 in Ulloor Village in Thiruvananthapuram Taluk, Thiruvananthapuram District in the name of ,Dr.K.N.Pai Heart Foundation Trust with all improvements and structures there in.</p> <p><u>Boundaries</u> North -property of Krishnan</p>

		South - Road East - Road West - property of Maya (No encumbrances known to the Bank)				
5	Details of encumbrances, if any known to the secured creditor on the above Secured Asset/s	Nil				
6	Total secured debt for recovery of which the property is to be sold	<table border="0"> <thead> <tr> <th>Facility</th> <th>Amount Due</th> </tr> </thead> <tbody> <tr> <td>1.OD</td> <td>2,96,55,460.10</td> </tr> </tbody> </table> <p>Rs. 2,96,55,460.10 (Rupees Two crore ninety six lakh fifty five thousand four hundred and sixty and paise ten only) as on 21.06.2024 plus interest thereon with monthly rests together with costs and expenses incurred thereon till realization</p>	Facility	Amount Due	1.OD	2,96,55,460.10
Facility	Amount Due					
1.OD	2,96,55,460.10					
7	Date and time of auction	13.08.2024 – From 11 am to 3 pm				
8	Reserve Price of the immovable secured asset	Rs.16 lakhs				
9	Earnest Money Deposit (EMD) payable	Rs.1,60,000/- (Rupees One lakh sixty thousand only)				
10	Last date of submission of bids and EMD	12.08.2024 before 5 pm				
11	Mode of payment of amounts	Through RTGS/NEFT /Fund Transfer to the credit of the account of Dhanlaxmi Bank Ltd, Fort Trivandrum Branch, A/c No 005717700000046, IFSC Code DLXB0000057.				
12	Mode of auction	E-Auction				
13	Portal of E-auction	https://bankauctions.in				
14	Details of the auction service provider (with phone no., e-mail id etc.)	E- auction from M/s 4Closure (Vendor), Contact persons (i) T.Jaya Prakash Reddy Contact No. 8142000064 , Email id: prakash@bankauctions.in , (ii) Mr.BharathiRaju ,Contact no: 9515160063 ,Email id: Bharathi@bankauctions.in & info@bankauctions.in				

Other terms and Conditions of sale

- a) The e- auction shall be subject to the conditions prescribed in SARFAESI Act/Rules 2002, terms and conditions mentioned hereunder and also as per the general terms and conditions of e-auction.
- b) The sale shall be on "As is where is", "As is what is", and "Whatever there is" basis.
- c) Auction / bidding shall be only through “**Online Electronic Bidding**” through the website <https://bankauctions.in> Bidders/Tenderers are advised to go through the website for detailed terms and take part in the E-auction sale proceedings.
- d) The intending bidders/tenderers should register their names at portal <https://bankauctions.in/> and get their User ID and password free of cost. Also prospective bidders/tenderers may avail online training on E- auction from M/s 4ClosureVendor), Contact persons (i) T.Jaya Prakash Reddy Contact No. 8142000064, Email :prakash@bankauctions.in, (ii) Mr.Bharathi Raju, Contact no:9515160063,Email id:Bharathi@bankauctions.in & info@bankauctions.in.
- e) The intending participants of the e-Auction may download copies of sale notice, terms and conditions of e-auction, help manual on operational part of e-Auction and process compliance form related to this e-auction from the above-mentioned website of service provider, i.e., M/s **4Closure**.
- f) The aforesaid secured assets will not be sold below the Reserve price.
- g) The intending bidders/Tenderers are required to pay earnest money deposit (EMD) of *Rs.1,60,000.00 (Rupees One lakh sixty thousand only)*, equivalent to 10% of the Reserve Price of the property either by way of Demand Draft / a pay order drawn in favour of Dhanlaxmi Bank Ltd., Fort Trivandrum Branch, payable at Thiruvananthapuram OR through RTGS/NEFT /Fund Transfer to the credit of the account of Dhanlaxmi Bank Ltd, Fort Trivandrum Branch, A/c No: 005717700000046, IFSC Code DLXB0000057. The intending bidders/Tenderers shall submit/send their Bids /Tenders along with either the Demand Draft / pay order or payment receipt / transaction UTR Number evidencing payment of EMD as above to the Authorized Officer, Dhanlaxmi Bank Ltd., Thiruvananthapuram, Regional Office so as to reach us on or before 12-8-2024 before 5 p.m.
- h) EMD amount shall be adjusted in case of the highest/successful bidder/tenderer. EMD deposited by unsuccessful bidders shall be returned/ refunded to them within 7 working days. The EMD shall not carry any interest. The EMD shall be liable for forfeiture without any prior notice, if successful bidder fails to adhere to the terms of sale or time granted, or commit any default in any manner.
- i) Bidders/tenderers are required to comply with KYC norms and provide self-attested KYC documents online as well as offline on or before 12.08.2024, before ,5 pm. Genuineness of the KYC documents (PAN Card, ID Proof and Address proof) is the sole responsibility of the

bidder/tenderer. Successful bidder shall submit the original KYC documents to the Bank at the time of making payment of the balance 25% of the bid amount and originals will be returned after verification.

- j) Bids/tenders received that are not duly filled up and or without Earnest Money Deposit or received after date and time specified will summarily be rejected.
- k) After expiry of the last date and time of submission of bids/tenders with EMD, Authorized officer shall examine the bids/tenders received by him and confirm the details of the qualified bidders/tenderers (who have quoted their bids/tenders on and above the reserve price and paid the stipulated EMD with the Bank along with other factors like valid KYC etc.) to the service provider M/s **4Closure** so as to enable them to allow the qualified bidders /tenderers to participate in the online inter-se bidding/auction proceedings at the date and time mentioned in E – Auction Sale notice.
- l) Authorized Officer reserves the right to accept / reject all or any of the offers/ bids/ tenders without assigning any reason, vary any of the terms and conditions of sale or postpone or cancel the opening of bids/tenders or sale without prior notice at his sole discretion.
- m) No person other than the intending qualified bidders / tenderers themselves, or their duly authorized agent shall be allowed to participate in the E Auction.
- n) The aforesaid secured asset/s shall be sold to the highest bidder/tenderer, subject to acceptance of the bid by the secured creditor.
- o) Auction would commence at Reserve Price followed by highest offer, as mentioned above. Bidders can enter their bid amount for the property published for sale. The intending bidders may be given an opportunity, at the discretion of the Bank, to have inter-se bidding among them to enhance the offer price in multiples of **Rs.10,000.00 (Rupees Ten Thousand Only)**. The bidders / tenderers who submit the highest bid (not below the Reserve Price) on closure of “Online auction” shall be declared as successful bidder / tenderer subject to confirmation/ approval by the Secured Creditor.
- p) E - Auction will close as per the closing time, if no improved bid comes during last 5 minutes of the E-Auction closing time. In case any improved bids are placed in last 5 minutes of the closing of E-Auction, the closing time automatically gets extended to 10 more minutes. This process continues till no improved bid comes for a period of 10 minutes and the E-Auction gets closed. If the bid becomes highest bid (not below the reserve price), then his bid will be highlighted as Rank No.1.
- q) The successful bidder/tenderer should deposit **25% of the bid amount (inclusive of EMD amount)** on the same day of sale or not later than next working day as the case may be and as advised by the Authorised Officer of the Bank, by way of Demand Draft / Pay Order drawn in favour of Dhanlaxmi Bank Ltd., Fort Trivandrum Branch, payable at Trivandrum. or through RTGS/NEFT to the credit of Dhanlaxmi Bank Ltd, Fort Trivandrum Branch, A/c No.

005717700000046, IFSC Code: DLXB0000057 and the Balance bid amount shall be paid within 15 days from the date of confirmation of the sale by the Authorised Officer in the same way as aforesaid. If the successful bidder fails to pay the sale price, all amounts deposited till then shall be forfeited by the Bank without any notice and the property shall forthwith be put up for sale again and the defaulting purchaser shall have no claims, whatsoever, on the property or the amounts.

- r) The successful bidder/tenderer shall bear all the legal / incidental expenses including stamp duty, registration fees, charges, etc. and statutory dues if any, including GST etc.
- s) In case final bid amount / sale consideration of immovable secured assets proposed for sale under the aforesaid auction is Rs.50.00 lakh or above, the successful bidder/ purchaser has to remit TDS @1% of the sale price, in the name of the owner/s of the respective immovable properties proposed for sale, as per the provisions of Income Tax Act, 1961. PAN of the owner/s of the immovable property as deductee can be obtained from the Branch Manager / Authorized Officer of the Bank after completion of the bidding. The successful bidder/purchaser need to submit Challan-cum-statement in form No.26QB having remitted the TDS. The Bank will issue Sale Certificate for the immovable secured assets as per the provisions of the SARFAESI Act, 2002 and the Rules framed thereunder to the successful bidder/purchaser on receipt of the entire sale consideration as above after deducting TDS and on submission of Challan-cum-statement in form No.26QB having remitted the TDS and on completion of sale formalities. The successful bidder/purchaser shall also submit Certificate for TDS in Form 16B to the Bank.
- t) The intending bidders/tenderers may, at their own interest and costs conduct due diligence, inspect the secured asset/s between 11 a.m. to 3 p.m. on working days by contacting the Authorised Officer/Branch Manager, whose details are given below before the date of sale and the Bank shall not entertain any query at any later stage nor be liable for any claims in this regard.
- u) It is the sole responsibility of the bidder/tenderer to obtain the Digital Signature Certificate and computer terminal system with internet connection to enable him/her to participate in the bidding. Any issue with regard to Digital Signature Certificate and connectivity during the course of the bidding online shall be the sole responsibility of the bidder/tenderer and no claim in this regard shall be entertained by the Bank or the e-auction Service Provider.
- v) A dummy e-auction or training portal, if required will be made available for trial for the benefit of the prospective bidders
- w) The bidders/ tenderers may participate in the E-Auction by Quoting/Bidding from their own offices/place of their choice. Internet connectivity shall have to be ensured by each bidder/tenderer himself. Bank/Service providers shall not be responsible for the internet connectivity, network problems, system crash down, power failure, etc. The bidders need to

login in few minutes before the time scheduled for e-auction. Bidding in the last minute /seconds shall be avoided by the bidders in their own interest. Neither the Bank nor the auction service provider will be responsible for any lapses / failure on the part of the bidder in such cases.

- x) This is also a notice to the Borrowers/Guarantor of the said loan about holding of Auction Sale of the Secured assets.
- y) For further details of Sale, Terms & Conditions and for inspection of the property, intending bidders/tenderers may contact the Authorised Officer Mrs.Rajasree U K. (Mob: 9539003849), or Mr. Renoy Mathew Branch Manager (Mob: 9539003838), Mrs.Uma Thampi,Asst. Branch Manager (Mob: 9539007438) on any working day during the Office hours.

Place: Thiruvananthapuram

Authorized Officer

Date: 05.07.2024

Dhanlaxmi Bank Ltd



DHANLAXMI BANK LIMITED

Fort Branch,,Opposite Sreekanteswaram Park,,Fort.P.O,Thiruvananthapuram., Kerala- 695023

REGIONAL OFFICE: Thiruvananthapuram

CORPORATE OFFICE: THRISSUR

1. The Managing Director,
Trivandum International Health Services Ltd, Kochllur P O
Thiruvananthapuram represented by Mr. Raju.P. K, Liquidator having office at
M/s Agasti & Associates
Chartered Accountants, CNRWA-6
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Thiruvananthapuram 695011,
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Dr. K.N. Pai Heart Foundation
SUT Royal Hospital, Kochullor
Thiruvananthapuram -695011

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorized Officer of Dhanlaxmi Bank Ltd., (Secured

Creditor) will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **13.8.2024** for recovery of Rs.2,96,55,460.10 (Rupees Two crore ninety six lakh fifty five thousand four hundred and sixty and paise ten only) as on **21.06.2024** plus interest due to the Dhanlaxmi Bank Ltd., (Secured Creditor) from M/s.Trivandrum International Health Services Ltd. The reserve price will be **Rs.16,00,000.00 (Rs. Sixteen lakhs only)** and the earnest money deposit will be Rs.1,60,000.00.

Description of the immovable property with known encumbrances mentioned hereunder:

Property -1

Land admeasuring 1.60 ares (3.952 cents) of land in Re Sy No: 592/7 in Ulloor Village in Thiruvananthapuram Taluk, Thiruvananthapuram District in the name of ,Dr.K.N.Pai Heart Foundation Trust with all improvements and structures there in.

Boundaries

North: property of Krishnan
South – Road
East- Road
West – property of Maya

(No encumbrances known to the Bank)

For detailed terms and conditions of the sale, please refer to the link provided in Dhanlaxmi Bank’s website, i.e., www.dhanbank.com

Authorised Officer

Date: 05.07.2024
Place: Thiruvananthapuram

Dhanlaxmi Bank Ltd