

The South Indian Bank Ltd
Regional Office--Kottayam,
1St Floor, Regency Square, K. K.
Road,Collectorate P.O., Kottayam,
Kerala - 686 002,Phone-0481-2567927/
2567929,email-ro1009@sib.co.in.



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.

Borrowers:

1.M/s. Manna Enterprises Represented by its Partners, Building No. 1085 – G, Erayil Building, Erayilkadavu, Kottayam, Pin - 686 001
2. Mr. Girish R Nair S/o. Rajasekaran Nair, Puthettu House, Vazhappally West P.O, Changanacherry, Pin - 686103
3. Mr. Sajan Thomas S/o. Thomas K.M, Kanjiraparambil House, Velloor P.O, Kottayam, Pin - 686501
4. Mr. Sanal Kumar C.R S/o. Ramunni Panicker, Chethuvelil House, Vazhappally West, Changanacherry, Pin - 686103
5. Mr. Ajaykumar R S/o Mr.Ramachandran, Thekkeputhenparambil, Kalathoor P.O, Kottayam, Pin - 686633

Guarantor:

6. Mrs. Ranjini Sanal W/o. Sanal Kumar C.R, Chethuvelil House, Vazhappally West, Changanacherry, Pin - 686103

Notice is hereby given to the public in general and in particular to the borrower/guarantor that the below described immovable property mortgaged to the South Indian Bank Ltd, Branch Nattakom (Secured Creditor), the Physical possession of which has been taken by the Authorised Officer of The South Indian Bank Limited (Secured Creditor), will be sold on “as is where is” basis, “as is what is” and “whatever there is” condition on 10.07.2024 for recovery of an amount of Rs.2,10,82,468.97 (Rupees Two Crores Ten Lakhs Eighty Two Thousand Four Hundred and Sixty Eight and Paise Ninety Seven Only) as on 26.05.2024 with future interest, costs and expenses etc. thereon due to The South Indian Bank Limited, Branch Nattakom (Secured Creditor), from the above mentioned Borrower(s).

Name of Property Owner (Item No.1)	Mr. Sanal Kumar C.R and Mrs. Ranjini Sanal
Description of property	All that part and parcel of land to an extent 4.06 Ares along with building admeasuring 1200 Sq ft (approx.) bearing Door No. XXXVI/34 of Changanacherry Municipality and all other constructions, improvements, easementary rights existing and appurtenant thereon situated in Old Sy No. 183/4A, Re Sy No. 7, 7/3 of Vazhappally West Village, Changanacherry Taluk ,Kottayam

	District owned by Mr. Sanal Kumar C.R and Mrs. Ranjini Sanal , more or fully described in Sale Deed No. 1180/2010 dated 04.05.2010 of Changanacherry SRO and bounded by, North : Vattammada Parampu & property of Pavithrayil Prabhavathi South : Municipal Road & Property of Nangayamma East : Thamarassery purayidam, Vattammada parambu & property of Nangayamma West : Property of Pavithrayil Prabhavathi & Eramalloor Balakrishnan
Reserve Price	Rs.29,56,000 /- (Rupees Twenty Nine lakh Fifty Six Thousand Only)
Earnest Money Deposit (EMD)	Rs.2,95,600/- (Rupees Two Lakh Ninety Five Thousand and Six Hundred Only) EMD shall be deposited on or before 09.07.2024 till 4.00 PM
Bid Increment amount	Rs 10,000/-
Date and time of E-auction	10.07.2024 from 11.00 AM to 12.00 PM (with 5 minute unlimited auto extensions till sale is concluded)
Encumbrances known to the Bank	Encumbrances from 01.01.2022 to 15.05.2024 as follows: “An Injunction order from the Munsiff’s Court, Changanacherry in IA No.01/2022 in O.S.No.226/2022” <u>(However, the said encumbrance has been created after mortgaging the property in favour of the Bank. There is no encumbrance over the property to the knowledge of the Bank other than those mentioned herein)”</u>

Name of Property Owner (Item No.2)	Mr. Girish R Nair
Description of property	All that part and parcel of land to an extent 3.43 Ares (01.41 Ares + 02.02 Ares) along with building admeasuring 2300 Sq ft (approx.) bearing Door No. XXXVI/54 of Changanacherry Municipality and all other constructions, improvements, easementary rights existing and appurtenant thereon situated in Old Sy No. 180/17A, B, 185/6,7, 180/17A, B, 185/6, 7, Re Sy No. 15, 15/1/1 of Vazhappally West Village, Changanacherry Taluk, Kottayam District owned by Mr.

	<p>Girish R Nair, more or fully described in Sale Deed No. 280/2015 dated 05.02.2015 of Changanacherry SRO, Sale Deed No. 1025/2015 dated 20.05.2015 of Changanacherry SRO and Sale Deed No. 1046/2015 dated 20.05.2015 of Changanacherry SRO and <u>1.41 Ares of land bounded by.</u></p> <p>North : Properties of Radhakrishnan Pillai & Vijayakumar South : Nadappu Road East : Municipal Road West : Properties of Unnikrishnan & Ponnamma Pillai</p> <p><u>02.02 Ares of land bounded by.</u></p> <p>North : Private Road South : Puthettu property & Nadappu vazhi East : Municipal Road West : Pond & property sold by Unnikrishnan</p>
Reserve Price	Rs. 86,36,000/- (Rupees Eighty Six Lakhs Thirty Six Thousand Only)
Earnest Money Deposit (EMD)	Rs. 8,63,600 /- (Rupees Eight Lakhs Sixty Three Thousand Six Hundred Only) EMD shall be deposited on or before 09.07.2024 till 4.00 PM
Bid Increment amount	Rs 10,000/-
Date and time of E-auction	10.07.2024 from 11.00 AM to 12.00 PM (with 5 minute unlimited auto extensions till sale is concluded)
Encumbrances known to the Bank	Encumbrances 01.01.2022 to 15.05.2024 and it contains <u>no encumbrance</u>

For detailed terms and conditions of the sale, please refer to the link provided in web portal of South Indian Bank Ltd, (Secured Creditor) website i.e. www.southindianbank.com. and info@bankauctions.in (website/Link of E Auction Service provider)

For any further clarification with regards to inspection of property, terms and conditions of the e-auction or submission of bids, kindly contact the Authorised Officer or The South Indian Bank Ltd., Branch Nattakom[0481-2363307] during working hours or may contact 0481-2567927/2567929 at the South

Indian Bank Ltd, Regional Office- Kottayam, 1st Floor, Regency Square, KK Rd, Collectorate P.O,Kottayam,Kerala-686 002.

Place: Kottayam

AUTHORISED OFFICER