

SKR/S-84/ /2021-2022

AUCTION SALE NOTICE

Sale of Immovable Properties Mortgaged to the Bank under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI ACT).

Whereas, No 1 & 2 among the undernoted persons have borrowed money from **CSB Bank Ltd, Thiruvananthapuram Main Branch** and they owe the amounts with interest, cost and other charges thereon as mentioned against their name herein below. Nos. 3, 4 and 5 among the undernoted persons have stood as guarantors to the loan transaction. Nos. 6 to 9 among under noted persons are the legal heirs of No. 2 and 3 among undernoted persons. The Bank had issued notice under the SARFAESI Act and the Authorised Officer had taken symbolic possession of the property on 10.10.2019 and has decided to sell the property under Rules 8 and 9 of the Security Interest (Enforcement) Rules 2002, by inviting tender from the general public. As per Sec 13(4) of the Act, Secured creditor is entitled to effect sale of the assets taken possession of and realise the proceeds towards outstanding balance. In accordance with the same, the Authorised officer intends to sell the schedule mentioned securities by way of public tender /auction.

Borrowers/Guarantors	Facility/ Amount due to the Bank as on 30.09.2021
(1) M/s. Soman & Sons (Borrower) TC 19/305 (New 38/1540) Anchorage, VPS 314 Vattavila, Thirumala P.O Thiruvananthapuram-695 006	1) OD on Mortgage- 2) Rs 3,19,08,163.01 (Rupees Three Crore Nineteen Lakhs Eight Thousand One Hundred and Sixty Three and Paise One Only)
(2) Mr. Sreekumar. S (Late) (Borrower) Partner: M/s. Soman & Sons Sreelekshmi, Melevetoor Varkala P.O Thiruvananthapuram-695 312	3) Housing Finance General- 4) Rs 8,73,078/- 5) Total -3,27,81,241.01 (Rupees Three Crore Twenty Seven Lakhs Eighty One Thousand Two Hundred and Fourty One and Paise One only) with future interest, cost and other charges thereon.
(3) Mrs. Minimol V (Late) (Guarantor) Partner: M/s. Soman & Sons Sreelekshmi, Melevetoor Varkala P.O Thiruvananthapuram-695 312	
(4) Mr. Ashok kumar (Guarantor) Cool Home, Thittamangalam Vattiyoorkavu P.O Thiruvananthapuram- 695 013	
(5) Mrs. Rani Chandra P.S (Guarantor) W/o Mr. Ashok kumar Cool Home, Thittamangalam Vattiyoorkavu P.O Thiruvananthapuram- 695 013	
(6) Mr. Pradeep (Legal Heir of Late Sreekumar. S)	



South Kerala Zonal Office, Malankara Building Complex,
 Palayam, Thiruvananthapuram-695034 Telephone- 0471 2463570

CNRA 1, Chitra Nagar, Pattom P.O,
Thiruvananthapuram- 695 004

(7) Mrs. Sherly Anilkumar (Legal Heir of Late Sreekumar. S)
Manipuzha House,
Karinilam P.O, Mundakkayam,
Kottayam- 686 513

(8) Mr. Dileep (Legal Heir of Late Sreekumar. S)
8-10, Station Road, Manor Park, London, E 125BT

Alternate Address:

Mr. Dileep
F-14, East of Kailash
New Delhi, DL 110065

(9) Mrs. Maya Venkidachalapathy (Legal Heir of Late Minimol. V)
No. 134, Williamson Dr
Brampton Ontario
Canada, L7A3T9

DESCRIPTION OF PROPERTY

Schedule-A

All that parts and parcels of property having total extent of 10.13 cents (4.10 ares) of land and 3200 sq. feet Residential Building under Re. Sy. No.151/3 (Old Sy. No. 2026/5) of Vettoor Village, Chirayinkeezhu Taluk, Thiruvananthapuram District in the name of Mr. Sreekumar S.

Boundaries:-

North: Property of Lizy

South: Road

East : Property of Reghunadhan

West : Road

Reserve Price: - Rs. 39,00,000/-(Rupees Thirty Nine Lakhs Only)

EMD - -Rs. 3,90,000 /- (Rupees Three Lakhs Ninety Thousand only)

Schedule-B

All that parts and parcels of 61.94 cents of land with other improvement consisting of 8.85 Cents in Re. Sy. No 153/11 in the name of Mrs. Minimol, 8.82 Cents of land in Re. Sy. No. 153/11-1 in the name of Mr. S. Sreekumar, 10 Cents of Land in Re. Sy. No. 153/6 in the name of Mrs. Minimol and 34.27 Cents of Land in Re. Sy. Nos. 153/6-1, 153/18-1 & 153/19-1 in the name of Mr. Sreekumar. S

Boundaries:-

Re. Sy. No	North	South	East	West
153/11	Property of Sreekumar	Property of Ammukutty and Kesavan	Road	Property of Ammukutty and Kesavan
153/11-1	Property of Devadasan & Vasantha	Property of Ammukutty, Kesavan Kutty	Road	Property of Manu

		and Minimol		
153/6	Property of Upendran and Indira	Property of Sreekumar	Property of Sreekumar and Edavazhy	Property of Sreekumar
153/6-1, 153/18-1& 153/19-1	Property of Upendran, Lolithan and Minimol	Property of Suresh	Property of Sreekumar, Prakash, Suresh and Edavazhy	Property of Sajeev and Suresh

Reserve Price: - Rs. 1,26,00,000/-(Rupees One crore Twenty Six Lakhs Only)
EMD - -Rs. 12,60,000 /- (Rupees Twelve Lakhs Sixty Thousand only)

INSPECTION OF PROPERTY	11/11/2021 (from 10.30 am to 04.00 pm)
Date, Time and place of Auction	15/11/2021 (10.30 am onwards) CSB Bank Ltd, Thiruvananthapuram Branch, .

Terms and Conditions of Auction

- 1) The intending bidders should submit their bids in the prescribed tender form in a sealed cover superscribing "Sale – Soman and Sons" along with Earnest Money Deposit (EMD) by way of Demand Draft favouring **CSB Bank Ltd, Thiruvananthapuram Main branch** payable at **Thiruvananthapuram** on any working days on or before 12/11/2021 during business hours directly to the Branch Manager, CSB Bank Ltd, Thiruvananthapuram Main Branch. The DD number, date and bank's name should be superscribed on the cover. The tender form and letter of authority can be obtained from the **Branch Manager, CSB Bank Ltd, Thiruvananthapuram Main branch** on any working day on or before 12/11/2021 during business hours. The EMD is refundable, if the bid is not successful. The EMD shall be liable for forfeiture without any prior notice if the successful bidder fails to adhere to the terms of sale, time and commit any default in any manner and the sale shall be conferred on the person making highest offer/Tender/Bid.
- 2) Along with the tender form, the intending purchaser shall also attach a copy of the PAN card issued by the IT Department and also his /her identity proof and proof of residence.
- 3) The sealed tender will be opened by the Authorised Officer in the presence of available/attending applicants or their representatives. The authorised representatives must carry with themselves letter of authority in the prescribed format from the principal bidder with necessary document for identification. The Authorised Officer has absolute discretion to negotiate / raise the offered amount/permit inter-se bidding among the participants to get maximum revised offer/price for the property. The sale shall be considered only if the bid is above the reserve price and the sale is subject to confirmation by the Bank (Secured Creditor). The Authorised Officer has the absolute right to accept or reject the application or adjourn/postpone the sale without assigning any reason therefore and also to modify any terms and conditions of this sale without any prior notice.
- 4) The successful bidder shall deposit 25% (inclusive of Earnest Money Deposited) of the bid amount immediately on the sale being knocked down in his favour or on the next working day and the balance **within fifteen days** from the date of confirmation of sale or such extended period as stipulated in the relevant provisions of SARFAESI Rules 2002. Payment is to be made in the form of Demand draft drawn in favour of **CSB Bank Ltd,**

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Palayam, Thiruvananthapuram-695034 Telephone- 0471 – 2463570

payable at Thiruvananthapuram. In case of default, the entire amount deposited till then shall be forfeited without any prior notice.

- 5) The successful bidder should bear the charges/fees payable for conveyance such as stamp duty, registration fees etc as applicable as per law and shall also comply with the provisions of IT Act. The Bank will not be held responsible for any charges, lien, encumbrance, property tax or any other dues to the Government or anybody in respect of the property under sale and property will be sold on **“as is where is”, “as is what is”, “whatever there is condition” & “without recourse basis”** and no representation and warranties are given by the Bank relating to encumbrances, statutory liabilities etc., and the prospective buyers should satisfy themselves on the extent, title, ownership, statutory approvals as to existence of any encumbrance, charges, payments etc, before participating in the sale. The immovable property described herein above shall remain and be at the sole risk of the successful purchaser in all respects including loss or damage caused by fire, theft or other accidents and risk from the date of confirmation of sale by the Authorised Officer. The successful bidder shall not be entitled to annul the sale on any ground of whatsoever nature.
- 6) This is a notice to the Borrower, Guarantors and the Public in general and this notice is issued without prejudice to any other remedy available to the secured creditor.

For further information contact; Thiruvananthapuram Main Branch, 1st Floor, St Marys Malankara Building Complex, University Campus P.O., Palayam, Thiruvananthapuram, Kerala 695034, Ph: 7293674709, 9585550031 (on working days during business hours.)

For CSB Bank Ltd.

Place: Thiruvananthapuram

Date: 06.10.2021



Authorised Officer
Under the provisions SARFAESI Act

The Authorised Officer & Chief Manager
CSB Bank Ltd