

The South Indian Bank Ltd,
Regional Office-Thrissur
1st Floor,Platinum Jubilee
Building, Civil Line Road,
Near Children's Park,
Ayyanthole, Thrissur-680003
Ro1006@sib.co.in,
Ph : 0487-2965100



Ref: TCR/RO/REC/SAR/SN/KP/194/2025-26

Date:28-11-2025

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 12-01-2023 to Borrower 1) Mr. Marson Cheriyan, (Proprietor :M/s Tube Links), 1,449 Vennattuparambil, Chengaloor Road, Pudukkad, Thrissur – 680312. Also at:Vennattuparambil House, Near Holy Family Hospital, Ollur P O Trikkur, Mukundapuram, Thrissur -680306. Guarantors 2) Mrs. Mini Marson, Vennattuparambil House, Near Holy Family Hospital, Ollur PO, Trikkur, Mukundapuram, Thrissur – 680306, 3) Mr. Sarath Marson, Vennattuparambil House, Near Holy Family Hospital, Ollur PO, Trikkur, Mukundapuram, Thrissur – 680306.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 have failed to pay the amount, Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) 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.3,40,77,323.02/-(Rupees Three Crores Forty Lakhs Seventy Seven Thousand Three Hundred Twenty Three and Paise Zero Two Only) as on 27-11-2025**, with future interest, costs and expenses etc. thereon in the account/s of M/s Tube Links with Ollur Branch of the Bank, subject to the following terms and conditions: -

Item No:1	
Name of Property Owner	Mrs. Mini Marson
Description of property	All that part and parcel of land admeasuring 44.55 cents i.e 18.03 Ares (6.07 +5.89+6.07 Ares) along with all constructions, improvements, easementary rights existing and appurtenant thereon situated under Sy No. 91 within Thoravu Village, Mukundapuram Taluk, Thrissur District and owned by Mrs. Mini Marson morefully described in Sale Deed No. 5163/07 dated 30-08-2007, Sale Deed No. 509/08 dated 28-01-2008 and

	South: Property of Marson West: Property of Chirammel Devassy Johny, Ravunni Shekaran, Maliyekkal Baburaj C) All that part and parcel of land admeasuring 7 cents along with all constructions, improvements, easementary rights existing and appurtenant thereon situated under Sy No. 365/2 within Nenmanikkara Village, Mukundapuram Taluk, Thrissur District and owned by Mr. Marson Cheriyan morefully described in Sale Deed No. 4308/06 dated 30-08-2006 of Sub Registrar Office – Nellore and bounded on (Boundary as per Deed) North : Property of Kunjukutty and Others East: Property of Marson South: Property of Marson West: Road
Nature of possession	Physical
Reserve Price	Rs.4,17,73,500/- (Rupees Four Crore Seventeen Lakhs Seventy Three Thousand Five Hundred Only)
Earnest Money Deposit (EMD)	Rs.41,77,350/- (Rupees Forty One Lakhs Seventy Seven Thousand Three Hundred Fifty 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 Thrissur 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 22-12-2025 by 5.00 PM for item no 1 and 2
Property Inspection	From 10.00 AM to 5.00 PM on working days with prior appointment
Bid incremental amount	Rs.10,000.00
Date and time of E-auction	23-12-2025 from 12.00 noon to 1.00 PM (with 5 minute unlimited auto extensions till sale is concluded) for item no 1 and 2
E-auction service provider	(BankAuctions.in ,+918142000735. 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. BankAuctions.in who are assisting the Authorised Officer in conducting the online auction.



- 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 may it 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 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 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.

