

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/ 251 /2025-26

Date: 13-01-2026

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 29-Jul-2023 to borrower (1 M/s Oberon Pharmaceuticals Pvt Ltd, XXV1/1281, 1st Floor, Chettupuzha Building, Palakkal Angadi, Thrissur- 680001 2) Mr. Joy K K, Kanjirathingal House, Lourdepuram East Fort, Thrissur – 680005 3) Mr. Jose Raphael, Padavan House, Nellikunnu PO, Thrissur – 680005 4) Mr. Nirmal Bertil, Lalsalam Road, Pachalam PO, Cochin - 682012 5) Mrs Shiny Issac Padavan House, Nellikunnu PO, Thrissur – 680005 Also at: Padavan House Tagore Nagar Junction Tagore Nagar Road Chembukkavu Puthen Vettuvazhy PO Thrissur - 680020.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.51,94,080.81/-(Rupees Fifty One Lakhs Ninety Four Thousand Eighty and Paise Eighty One Only)** as on **12-01-2026**, with future interest, costs and expenses etc. thereon in the account/s of M/s Oberon Pharmaceuticals Pvt Ltd with Thrissur Main Branch of the Bank, subject to the following terms and conditions: -

Name of Property Owner	Mrs Shiny Isaac
Description of property	All that part and parcel of land admeasuring 2.83 Ares (2.89 Ares as per possession certificate) along with all constructions, improvements, easementary rights existing and appurtenant thereon situated under Old Sy No: 417/2p, Resy No: Y12-36/6 within Peringavu Village, Thrissur Taluk, Thrissur District and owned by Mrs Shiny Isaac morefully described in Sale Deed 2675/2005 dated 26-03-2005 of Sub Registrar Office – Thrissur and bounded on. North : Road East: Road South: Property of Payyappilly Perumbilly Pauly and Jancy West: Property of Sheena Murali
Nature of possession	Physical
Reserve Price	Rs.25,16,000/-(Rupees Twenty Five Lakhs Sixteen Thousand Only)
Earnest Money Deposit (EMD)	Rs.2,51,600/-(Rupees Two Lakhs Fifty One 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 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 04-02-2026 by 5.00 PM
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	05-02-2026 from 10.00 am to 10.30 am (with 5 minute unlimited auto extensions till sale is concluded)

The South Indian Bank Ltd., Regd. Office: Thrissur, Kerala
 Head Office: S.I.B House, T.B Road, P.B No: 28, Thrissur - 680001, Kerala
 (Tel) 0487-2420 020, (Fax) 91 487-244 2021 e-mail : sibcorporate@sib.co.in,
 CIN : L65191KL 1929PLC001017, Toll Free (India) 1800-102-9408, 1800-425-1809 (BSNL)
www.southindianbank.com



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.

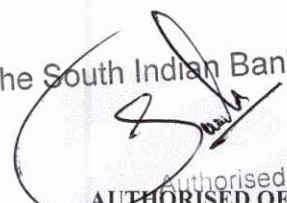
- 22) On the sale being confirmed and on receipt of the entire sale proceeds by the Authorised Officer, the successful bidder will be issued with a Sale Certificate as per the terms and conditions of the Bank and the SARFAESI Act. The sale certificate shall be issued in the name of the successful bidder. 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.
- 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 property from 01-01-1993 to 06-09-2024 and it contains no encumbrance
- 30) For any further information and for inspection of property, the intended bidders may contact the Authorised Officer or The South Indian Bank Ltd., Branch Thrissur Main Branch during working hours or may contact Krishna Prasad P 9495414919 at the South Indian Bank Ltd Thrissur regional office

For detailed terms and conditions of the sale, please refer to the link provided in www.southindianbank.bank.in and <https://bankauctions.in/> (website/Link of E Auction Service provider)

Date: 13-01-2026

Place: Thrissur

For The South Indian Bank Ltd.


Authorised Officer
AUTHORISED OFFICER

