THE SOUTH INDIAN BANK LTD
REGIONAL OFFICE, ERNAKULAM

SOUTH INDIAN Bank
EXPERIENCE NEXT-GEN BANKING

Notice inviting expression of interest for sale of property under private treaty

Notice of sale of immovable assets through private treaty charged to the bank under the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act,2002(SARFAESI ACT)

The undersigned as Authorized Officer of The South Indian Bank Ltd has taken over possession of the schedule property u/s 13(4) of the SARFAESI Act in the accounts of The Kerala Plantations with Kolenchery Branch of the Bank.

Public at large is informed that the secured property as mentioned in the Schedule are available for sale through Private Treaty, as per the terms agreeable to the Bank for realisation of Bank's dues on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS", subject to the following terms and conditions: -

SCHEDULE

Sl No.	**Description of the Property**	**Reserve Price (below which the properties will not be sold)**
1	All that part and parcel of land having an extend 32.14 Ares, comprised under Old Sy No. 1325/8 & 1325/8/1 and Re Sy No. 210/6 in Block No. 5 at ValaraKara, MannamkandamVillage,DevikulamTaluk,DevikulamSub Registration District, Idukki District, in Sale Deed No. 1247/2017 dated 03.08.2017 of Devikulam	**Rs 79.42 Lakhs**
2	All that part and parcel of land having an extend 27.19 Ares, comprised under Old Sy No. 1325/8 & 1325/8/1 and Re Sy No. 210/4 in Block No. 5 at Valara Kara, Mannamkandam Village, Devikulam Taluk, Devikulam Sub- Registration District, Idukki District, in Sale Deed No. 1250/2017 dated 03.08.2017 of Devikulam SRO	**Rs 45.41 lakhs**
3	All that part and parcel of land having an extend 10.40 Ares, comprised under Sy No. 123/10A/1 and Re-Sy No. 299/13 in Block 32 at Peruthuruthu Kara, Kanjikuzhi Panchayath / Village, Chertala Taluk, Puthambalam Sub-Registration District, Alapuzha District, in Sale Deed	**Rs 25 Lakhs**

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	No. 1981/2014 dated 20.10.2014 and Rectification Deed No. 2215/2014 dated 07.11.2014 of Puthambalam SRO	
4	All that part and parcel of land having an extend 19.80 Ares, comprised under Old Sy No. 306/1-2-3 & 486/2 and Re-Sy No. 2/2-1, 2/6 in Block No. 46 at Kulathoor Kara, Kulathoor Panchayath/Village,Neyyatinkara Taluk,KulathoorSub-Registration District, Ernakulam District, in Sale Deed No. 2121/2007 dated 02.11.2007 of Kulathoor SRO	**Rs 30.82 Lakhs**

TERMS AND CONDITIONS

1) Sale through Private Treaty will be on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WITHOUT RECOURSE BASIS".

2) The purchaser will be required to deposit 25% of the offered amount along with application and upon bank's acceptance of offer for purchase of property, the balance 75% of the sale consideration shall be paid within 15 days of such acceptance.

3) Failure to remit the balance 75% of the offered amount as required under clause (2) above will cause forfeiture of amount already paid along with application i.e 25% of the offered amount.

4) In case of non-acceptance of offer of purchase by the Bank, the amount of 25% paid along with the application will be refunded without any interest.

5) The property is being sold with all the existing and future encumbrances whether known or unknown to the Bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/rights/dues.

6) The purchaser should conduct due diligence on all aspects related to the property (under sale through private treaty) to his/her satisfaction. The purchaser shall not be entitled to make any claim against the Authorised Officer/Secured Creditor in this regard at a later date.

7) The Bank reserves the right to reject any offer of purchase without assigning any reason.

8) The property will be sold on first come basis. In case if the offeror fails to deposit the entire balance sale amount within the stipulated time frame or fails to comply with the accepted terms & conditions of the sale

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the Bank will forfeit the amount already remitted and proceed with sale of the property to other interested purchasers without any further notice.

9) For any further information and for inspection of property, the intended buyers may contact the Authorised Officer or The South Indian Bank Ltd. Kakkanad Branch, or the Recovery Officer (Mob: 6379303822, 8921429332) during working hours.

10) The purchaser shall pay the applicable TDS from the total sale consideration.

11) The stamp duty/additional stamp duty/registration charges /transfer charges, etc. and all the statutory/non-statutory dues, taxes, rates, assessment charges, fees, other expenses in respect of the property shall be borne by the purchaser in addition to the sale consideration.

12) Sale shall be in accordance with the provisions of SARFAESI Act/Rules.

THE SOUTH INDIAN BANK LTD. KALAMASSERY 683 104 COLLECTION AND RECOVERY DEPT.

For THE SOUTH INDIAN BANK LTD.

AUTHORISED OFFICER

Date:27.03.2026

Place: Ernakulam

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