KOTTAYAM REGIONAL OFFICE
1st Floor, Regency Square, K. K. Road,
Collectorate P. O. Kottayam, Kerala - 686 002
Phone: 0481 - 2567927 / 2567929
Email: ro1009@sib.co.in

SOUTH INDIAN Bank
EXPERIENCE NEXT-GEN BANKING

Ref: RO-KTYM/REC/SALE/145/2026-27
Date: 03.11.2026

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 19.12.2020 to the Borrowers (a) **M/s EROS INTERIORS** at 368 A/X, Nariyanani P O, Ponkunnam, Kottayam, Kerala - 686506, represented by its partners (1) Mr. Jacob Thomas and (2) Mrs. Jacquiline Jacob and Guarantors (3) Mr. Regi Thomas and (4) Mrs. Annamma Thomas, all residing at Puthupallil Hou se, Ponkunnam P O, Kottayam, Kerala - 686 506, (b) **M/s EROS INDUSTRIES** at Building No.451 II, Ponkunnam P O, Kottayam, Kerala - 686506, represented by its partners (1) Mr. Jacob Thomas and (2) Mrs. Jacquiline Jacob and Guarantors (3) Mr. Regi Thomas and (4) Mrs. Annamma Thomas, all residing at Puthupallil House, Ponkunnam P O, Kottayam, Kerala - 686 506, (c) **M/s EROS WOODFA** at Door No.368 C, Ward No. X, Nariyanani P O, Ponkunnam, Kottayam, Kerala - 686506, represented by its partners (1) Mr. Jacob Thomas, (2) Ms. Alana Jacob and (3) Mrs. Jacquiline Jacob and Guarantors (4) Mr. Regi Thomas and (5) Mrs. Annamma Thomas, all residing at Puthupallil House, Ponkunnam P O, Kottayam, Kerala - 686 506 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 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/guarantors have failed to pay the amount, Notice is hereby given that the immovable properties more fully described in the Schedule hereunder will be sold by way of Tender Cum Auction on "as is where is" basis and "as is what is" condition, on the date and at the place mentioned herein below for realization of a sum of Rs.7,70,08,123.49 (Rupees Seven Crore Seventy Lakhs Eight Thousand One Hundred Twenty Three and Paise Forty Nine Only) as on 02.11.2026 (as per OA filed before DRT II at Ernakulam) with further interest and costs thereon, with regard to the credit facilities in the accounts of M/s Eros Interiors, M/s Eros Industries and M/s Eros Woodfa subject to the following terms and conditions;

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*Please note that the bank has an additional charge of Rs.3,70,39,560.15 as on 07.02.2026 (as per OA filed before DRT II at Ernakulam), with further interest, penal charges and costs thereon with respect to the accounts in the name of M/s Eros Metals with Ponkunnam Branch, over the secured assets.

Item No. I	
Name of Property Owner	**Jacob Thomas & Regi Thomas**
Description of the Immovable Property	
Land admeasuring 4.86 Ares along with building and other usufructs and improvements thereon situated in Re. Sy No.220/8, Block No.15, Chirakadavu Village, Kanjirapally Taluk, Kottayam District in the name of Mr. Jacob Thomas and Mr. Regi Thomas vide Partition Deed No.151/2016 dated 14.01.2016 bounded on the North by Property of Regi Thomas, East by Property of Mohandas, South by K K Road, West by Property of Karunakaran Nair and K J Abraham.	
Nature of possession	Physical Possession
Reserve Price	**Rs.1,84,50,000/-** **(Rupees One Crore Eighty Four Lakhs Fifty Thousand Only)**
Earnest Money Deposit (EMD)	**Rs.18,45,000/-** **(Rupees Eighteen Lakhs Forty Five Thousand Only)**

Item No. II	
Name of Property Owner	**Jacob Thomas**
Description of the Immovable Property	
Land admeasuring 5.06 Ares (4.40 Ares as per revenue records) along with building and other usufructs and improvements thereon situated in Re. Sy No.221/9, Block No.15 Chirakadavu Village, Kanjirapally Taluk, Kottayam District in the name of Mr. Jacob Thomas vide Settlement Deed No.3754/1987 dated 16.11.1987 bounded on the North by Property of Narayanan, Property of Kochu Kochu & Temple Pond, East by Property of Anuvelil and Thanathu Property, South by Thanathu Property, Road and Kalapurakkal Propety and West by Property of Koipurath, Thodu & Thanathu Property.	

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Nature of possession	Physical Possession
Reserve Price	**Rs.63,00,000/-** **(Rupees Sixty Three Lakhs Only)**
Earnest Money Deposit (EMD)	**Rs.6,30,000/-** **(Rupees Six Lakhs Thirty Thousand Only)**

Item No. III	
Name of Property Owner	**Jacob Thomas**
Description of the Immovable Property	
Land admeasuring 12.14 Ares along with commercial building and other usufructs and improvements thereon situated in Re. Sy No.198/4-8, Block No.52, Elangulam Village, Kanjirapally Taluk, Kottayam District in the name of Mr. Jacob Thomas vide sale deed No.2494/2007 dated 11.06.2007 bounded on the North by Property of Mukilikkattu, East by Property of Eneekkadan, South by Private Road and West by Thanathu Property (as per title deed).	

Nature of possession	Physical Possession
Reserve Price	**Rs.38,00,000/-** **(Rupees Thirty Eight Lakhs Only)**
Earnest Money Deposit (EMD)	**Rs.3,80,000/-** **(Rupees Three Lakhs Eighty Thousand 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 Kottayam or through RTGS to Account Number 0344073000000078 held by "The Authorised Officer" in The South Indian Bank Ltd, Branch Kottayam Collectorate Junction Branch (IFSC Code: SIBL0000344)	
Last date & time for submission of Bid along with EMD	**On or before 27.11.2026 by 05.00 PM**
Property Inspection	From 03.00 PM to 05.00 PM on working days with prior appointment.
Bid incremental amount	Rs.10,000/- (Rupees Ten Thousand Only)

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Date: 03.11.2026

Date & time of auction	**30.11.2026 from 10.30 AM to 11.00 AM (With 5 minute unlimited auto extensions till sale is concluded)**

E-auction service provider
M/s 4 Closure **Website Name:** https://bankauctions.in, **Office mail Id :** info@bankauctions.in **Office Address:** M/s. 4 Closure, # 605 A, 6th Floor, Maitrivanam, Ameerpet Hyderabad, Telangana - 500038. **Help Line Desk:** Landline: 040-23736405, Mr. Dinesh: +91 81420 00735 Backend Team : Ms. Trishala (8142000066/62)

	TERMS AND CONDITIONS OF SALE
1.	The secured asset will be sold by e-auction through Bank's approved service provider i.e. M/s 4 Closure Service Provider who are assisting the Authorised Officer in conducting the online auction.
2.	The intending purchasers shall submit the EMD amount mentioned hereinabove via Demand Draft in favour of "The Authorised Officer, The South Indian Bank Ltd." payable at Kottayam at the address mentioned above or through RTGS to Account Number 0344073000000078 held by "The Authorised Officer" in The South Indian Bank Ltd, Branch Kottayam Collectorate Junction (IFSC Code: SIBL0000344) latest by 05.00 p.m. **on or before 27.11.2026.**
3.	The intending purchaser shall submit duly filled in bid form in original (format available with Authorised officer and in website: https://bankauctions.in) along with self-attested copies of Proof of identification/Address proof (KYC) to the Authorised officer and should carry the original for verification. Bids submitted otherwise than in the format prescribed shall not be eligible for consideration and will be liable for rejection.
4.	In case of joint bidders, an authorization letter signed by all the bidders authorizing a bidder (one among them who is holding a valid ID) is to be submitted along with bid form. In case the bidder is a corporate/Partnership firm, a copy of the resolution passed by the Board of Directors/Partners authorizing the actual bidder, who is holding a valid ID, needs to be submitted along with the bid form.
5.	Bidders should have active mobile number and valid e-mail address for participating in E-Auction and register their names at the e-auction portal and get

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	User ID and Password free of cost from E-auction service provider whereupon they would be allowed to participate in the online-E-auction.
6.	Please note that interested purchasers shall be permitted to participate and bid in the e-auction only if EMD amount has been received by the Bank along with the documents and in the manner mentioned in point 3 hereinabove.
7.	Eligible Bidders who have duly complied with the above requirements in point no.2,3 & 4 hereinabove will be provided with User ID and Password through Bank's approved service provider for participating in e-auction portal.
8.	After the submission of EMD, the bidders shall not be allowed to withdraw the Bid forms/EMD. The amount of EMD paid by interested bidders shall not carry any interest.
9.	Online bidding will commence from Reserve price or from the highest bid quoted whichever is higher
10.	The Bank / service provider for e-Auction shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the causes
11.	The bid once submitted by the bidder, cannot be cancelled/withdrawn and the bidder shall be bound to buy the property at the final bid price. The failure on the part of bidder to comply with any of the terms and conditions of e-Auction, mentioned herein will result in forfeiture of the amount paid by the defaulting bidder.
12.	Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.
13.	The Authorised Officer shall be at liberty to cancel the e-Auction process at any time, before declaring the successful bidder, without assigning any reason.
14.	The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.
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.

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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 & put the property to sale once again on any date & 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.

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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 till 24.07.2026 and it contains no encumbrances.
30.	For any further information and for inspection of property, the intended bidders may contact The South Indian Bank Ltd., Branch Ponkunnam during working hours or may contact The Authorised Officer at Regional Office, Kottayam, 1st Floor, Regency Square, KK Rd, Collectorate P.O, Kottayam - 686 002 (Mob. No: +91 82899 79094, +91 8075820298)
For detailed terms and conditions of the sale, please refer to the link provided in www. southindianbank.com and https://bankauctions.in	

For The South Indian Bank Ltd.
Authorised Officer

THE SOUTH INDIAN BANK LTD. REGIONAL OFFICE KOTTAYAM

Date : 03.11.2026
Place : Kottayam

AUTHORISED OFFICER
(CHIEF MANAGER)

The South Indian Bank Ltd., Regd. Office: Thrissur- Kerala
Head Office: SIB House, T B Road, Mission Quarters, PB No-28, Thrissur -680001, Kerala
(Tel) 0487- 2420020, (Fax) 91 0487-2442021, Email: sibcorporate@sib.co.in, CIN: L65191KL1929PLC001017
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