The South Indian Bank Ltd.
Kottayam Regional Office
1st Floor, Regency Square,
K. K. Road, Collectorate P.O.
Kottayam, Kerala – 686 002
Phone:04812567927/2567929
mail: ro1009@sib.co.in

Ref No: RO-KTYM/REC/SALE/150/2026-27
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 29-08-2020, calling upon the borrowers 1. Mr. Joyice E James and 2. Mrs. Ruby Joyice, both residing at Elamthottam House, Chirakkadavu East PO, Ponkunnam, Kottayam, Kerala-686520 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) 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.1,67,22,999.39 (Rupees One Crore Sixty Seven Lakhs Twenty Two Thousand Nine Hundred Ninety Nine and Paise Thirty Nine Only) as on 02.11.2026, with future interest, costs and expenses etc. thereon in the account/s of Mr. Joyice E James and Mrs. Ruby Joyice Ponkunnam Branch of the Bank, subject to the following terms and conditions:

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| Name of Property Owner | Mr. Joyice E James |
| Description of property | All that part and parcel of property having an extent of 12.14 Ares equivalant to to 29.99 cents with building therein having an approximate extent of 2800 Sq. ft. in Chirakadavu Panchayath Block No. 17, Old Sy. No. 2192/5, Re Sy. No. 361/12 in Chirakadavu Village, Kanjirapally Taluk Kottayam District owned by Mr. Joyce E. James vide Sale deed No. 959/1990 dated 26.03.1990 of Kanjirapally SRO. Bounded as per title deeds East: Property of Porattoor South: Panchayath Road West: Naduvilemuripurayidam North: Thodu. |

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| Nature of possession | Physical Possession |
| Reserve Price | Rs. 44,10,000/- (Rupees Forty Four Lakhs Ten Thousand Only) |
| Earnest Money Deposit (EMD) | Rs. 4,41,000/- (Rupees Four Lakhs Forty One 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 No:0344073000000078 held by " The Authorised Officer" in The South Indian Bank Ltd, Branch Kottayam Collectorate Jn (IFSC Code: SIBL0000344) |
| Last date and time for submission of Bid along with EMD | on or before 27.11.2026 Before 05.00 PM. |

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| Property Inspection | From 12.00 AM to 3.00 PM on working days with prior appointment |
| Bid incremental amount | Rs 10,000/- |
| Date and time of E-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: https://bankauctions.in<br>Contact Official: 8142000735<br>Email: tnkl@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. M/S 4 Closure 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 No0344073000000078 held by " The Authorised Officer" in The South Indian Bank Ltd, Branch Kottayam Collectorate Jn (IFSC Code: SIBL0000344) latest by 05.00 PM. 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 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.

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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.
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.

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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 01.01.1990 to 26.06.2026 and it contains the following entries:
    a. Court/Revenue Order entry no.F159/2019 dated 22.10.2019 from Sub Court Pala
    b. Court/Revenue attachment entry no.F106/2023 dated 10.05.2023 from OS/59/2019 Sub Court Pala

    (*The above noted entries are created subsequent to creation of the mortgage charge over the secured asset/s and/or not binding on the Bank and successful auction purchaser/s)*. There is no encumbrance over the property to the knowledge of the Bank other than those mentioned herein).
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 Ponkunnam or may contact Mob: +91 8289979094 / +91 8075820298 at the South Indian Bank Ltd Regional Office , Kottayam during working hours.

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)