The South Indian Bank Ltd, Regional Office – Kottayam
1st Floor, Regency Square, KK Road
Collectorate P O, Kottayam, Kerala:686002
Ph: +91-481-2567927
E-mail: ro1009@sib.co.in

SOUTH INDIAN Bank
EXPERIENCE NEXT-GEN BANKING

Ref: RO/KTYM/325/SALE/0168/2026-27
Date: 13.11.2026

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 24.05.2021 in the account M/s Mareena Enterprises, calling upon the borrowers 1) M/s Mareena Enterprises, Matha Shopping Arcade, Thodupuzha, Idukki, Kerala – 685584 representing by its partners, 2) Mr. James C J, Partner of M/s Mareena Enterprises, Chettiparambil House, Karimkunnam, Thodupuzha, Idukki – 685586, 3) Mr. Joseph C James, Partner of M/s Mareena Enterprises, Chettiparambil House, Karimkunnam, Thodupuzha, Idukki – 685586, 4) Mrs. Merly James, Partner of M/s Mareena Enterprises, Chettiparambil House, Karimkunnam, Thodupuzha, Idukki – 685586, 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, 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 borrowers have failed to pay the amount, notice is hereby given to the public in general and in particular to the borrowers and guarantors that the immovable property 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.14,90,74,659.30 (Rupees Fourteen Crores Ninety Lakhs Seventy Four Thousand Six Hundred Fifty Nine and Paisa Thirty Only) as on 12.11.2026, with future interest, costs and expenses thereon in the accounts of M/s Mareena Enterprises with Thodupuzha Branch of the Bank, subject to the following terms and conditions:

Item No.1	
Name of Property Owner	Mr. James C J
Description of property	All the part and parcel of property having an extent of 60.70 Ares (now 67.30 Ares as per Re Survey) of land in Sy.No.762/4 Karikunnam Village, Thodupuzha Taluk, Idukki District in the name of Mr. James C J, Vide Sale deed No.1733/75 dated 09.09.1975 bounded on the North by Municipal Road, East by Property of Ramanattu Johny, South by property of Kurisinkal Pappachan and property of James, West by property of Merly James,Chettiparambil and Thodu (as per location sketch dated 27.05.2017.
Nature of possession	Symbolic
Reserve Price	Rs.1,75,49,000/- (Rupees One Crore Seventy Five Lakhs Forty Nine Thousand Only)
Earnest Money Deposit (EMD)	Rs.17,54,900/- (Rupees Seventeen Lakhs Fifty Four Thousand Nine Hundred Only)

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Item No.2	
Name of Property Owner	Mrs. Merly James
Description of property	All that part and parcel of property having an extent of 57.27 ares (now 37.51 Ares as per Re Survey) of land with building in Sy. No. 762/4, 765/3, Karikunnam Village, Thodupuzha Taluk, Idukki District in the name of Mrs. Merly James, vide Sale deed No.2473/88 dated 08.12.1988 of Thodupuzha SRO bounded on the North by Municipal road, East by property of Chettiparambil James, South by property of Kurisumoottil, West by Pala Thodupuzha Road
Nature of possession	Physical
Reserve Price	Rs.2,65,00,000/- (Rupees Two Crores Sixty Five Lakhs Only)
Earnest Money Deposit (EMD)	Rs.26,50,000/- (Rupees Twenty Six Lakhs Fifty Thousand Only)
Item No.3	
Name of Property Owner	Mr. Joseph C James
Description of property	All that part and parcel of property having an extent of 32.98 cents (at present **30 cents** only) of land in Sy. No. 655/1-28/39 of Thodupuzha Village, Thodupuzha Taluk, Idukki District in the name of Mr. Joseph C. James, vide Settlement deed No.2114/14 dated 18.09.2014 of SRO Thodupuzha bounded on the North by Own Property, East by property of Vadakkacherry Joseph and others and Road, South by Property of chettiparambil James West by own property (as per title deed)
Nature of possession	Physical
Reserve Price	Rs.47,25,000/- (Rupees Forty Seven Lakhs Twenty Five Thousand Only)
Earnest Money Deposit (EMD)	Rs.4,72,500/- (Rupees Four Lakhs Seventy Two Thousand Five Hundred Only)
Item No.4	
Name of Property Owner	M/s Mareena Enterprises
Description of property	All that part and parcel of property having an extent of 20 cents (at present 16 cents only) of land in Sy. No. 655/1/10, Thodupuzha Village, Thodupuzha Taluk, Idukki District in the name of M/s. Mareena Enterprises, vide Sale Deed No. 2692/2013 dated 24.10.2013 of SRO Thodupuzha, bounded on the North by Property of Ramadevi, East by Property of Jose & Philomina & Road, South by Property of Chettiparambil, James, West by Property of

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	Chettiparambil James
Nature of possession	Physical
Reserve Price	Rs.28,80,000/- (Rupees Twenty Eight Lakh Eighty Thousand Only)
Earnest Money Deposit (EMD)	Rs.2,88,000.00/- (Rupees Two Lakh Eighty Eight 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 Collectorate (IFSC Code: SIBL0000344)
Last date and time for submission of Bid along with EMD	On or before 14.12.2026 by 05.00 PM
Property Inspection	From 10.00 AM to 05.00 PM on working days with prior appointment
Bid incremental amount	Rs.25,000/- (Rupees Twenty Five Thousand Only)
Date and time of E-auction	15.12.2026 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, Email: info@bankauctions.in, , 6th floor, Maitrivanam, Ameerpreet, Hyderabad -500038, Telangana Website: 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. M/s.4 Closure, #605 A, 6th Floor, Maitrivanam, Ameerpet, Hyderabad-500038, Telangana (www.bankauctions.in), 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 No 0344073000000078 held by " The Authorised Officer" in The South Indian Bank Ltd, Branch Kottayam Collectorate Branch (IFSC Code: SIBL0000344) latest by 05.00 PM on or before 14.12.2026.
3) The intending purchaser shall submit duly filled in bid form in original (format available with Authorised officer and in website www.bankauctions.in) along with self-attested copies of Proof of identification/Address proof (KYC) to the Authorised officer and should carry the

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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.
11) The bid once submitted by the bidder, cannot be cancelled/withdrawn and the bidder shall be bound to buy the properties 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 properties 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 properties 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

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sole discretion be entitled to call off the sale and put the properties to sale once again on any date and at such time as may be decided by the Bank.

19) The properties 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 properties.
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 properties 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 properties 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 reports of the properties and the details follows:

SL No.	Property Item No.	Period of EC	Details of Entries
1.	Item No.1	01.01.1975 – 06.11.2026	An agreement registered as

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			1239/2023 dated 10.05.2023
2.	Item No.2	01.01.1994 – 06.11.2026	NIL Encumbrances
3.	Item No.3	01.01.1995 – 06.11.2026	Attachment order dt.22.02.2025 of Hon'ble DRT, Ernakulam in IA 193/2023 from OA 578/2022 filed by the South Indian Bank Ltd.
4.	Item No.4	01.01.1995 – 06.11.2026	Agreement of Way 1347/2022 dt.20.05.2022.

However, the said encumbrances have been created after mortgaging the property in favour of the Bank. There is no encumbrance over the property to the knowledge of the Bank other than those mentioned herein.

30) In respect of Item No. 3, since the extent is reduced after re-survey, the property owner filed a Suit as O S No.186/2020, before Hon'ble Munsiff's Court Thodupuzha. The prospective purchaser, may also exercise his right to adjudicate the matter before the Civil Court.

31) For any further information and for inspection of properties, the intended bidders may contact the Authorised Officer or The South Indian Bank Ltd., Branch Thodupuzha Main or may contact Mob 9946669386/8075820298 at the South Indian Bank Ltd., Kottayam Regional Office during working hours.

For detailed terms and conditions of the sale, please refer to the link provided in www.southindianbank.com and www.bankauctions.in.

For The South Indian Bank Ltd.

Authorised Officer

THE SOUTH INDIAN BANK LTD. REGIONAL OFFICE KOTTAYAM

Date: 13.11.2026
Place: Kottayam

AUTHORISED OFFICER
(CHIEF MANAGER)