Indian Overseas Bank
ADOOR Branch
544/17A, CG BUILDINGS
1st FLOOR CENTRAL
ADOOR, PATHANAMTHITTA
Ph No - 04734- 4224833, 4224533, 8925951028

e-AUCTION SALE NOTICE

SALE OF IMMOVABLE PROPERTY MORTGAGED TO THE BANK UNDER THESECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002

Whereas
1) M/s Sandhya Cashew Factory represented by Proprietor Smt S Retnamma, Thuvayoor North, Mankkala PO, Adoor, Pathanamthitta - 691551
2) Mrs Retnamma, Sindhu Sadanam, Thuvayoor North, Mankala P O 691551 (Proprietor/Mortgagor)
3) Mr.Babu Chandran, Sindhu Sadanam, Thuvayoor North, Mankala P O 691551 (Guarantor/Mortgagor)
4) Mr.Sarat Chandran Sindhu Sadanam, Thuvayoor North, Mankala P O 691551 (Guarantor/Mortgagor)
5) Mr.Prem Shaji, Kaduvinavila Puthenveedu(Shaji Nivas), Kunnathoor East, Kollam PIN 690540. (Guarantor/Mortgagor)

has borrowed monies from Indian Overseas bank , Adoor branch against the mortgage of the immovable properties more fully described in the schedule hereunder and on upon classification of the account as NPA, the Bank has issued a demand notice under Section 13(2) of the SARFAESI Act, 2002 (Act) on 30.03.2015 calling upon the borrowers/guarantors/mortgagors to pay the amount due to the bank is Rs. 34,37,26,104/- (Rupees Thirty Four crores thirty seven lacs twenty six thousand one hundred and four only) payable together with further interest at contractual rates and rests along with costs, charges etc till date of repayment within 60 days from the date of receipt of the said notice.

Whereas the borrowers & guarantors having failed to pay the amount due in full to the Bank as called for in the said demand notice, the Bank has taken possession of the secured asset more fully described in the schedule hereunder on 14.09.2015 & 15.09.2015 under Section 13 (4) of the Act with the right to sell the same in "As is where is " , "As is what is" and "Whatever there is" condition under Section 13(4) of the Act read with Rules 8 &9 of the Security interest (Enforcement) Rules.2002 for realization of Bank's dues. The dues to the bank as on date of taking possession was intimated as Rs 36,70,13,032 on 14.09.2015 & Rs 36,71,52,745 on 15.09.2015 respectively payable together with further interest at contractual rates and rests along with costs ,charges etc till date of repayments, after reckoning repayments, if any ,since the date mentioned in the demand notice.

The dues of the borrower as on 31.10.2026 is Rs.252,25,92,512.63/-(Rupees Two Hundred and Fifty Two crores, twenty five lacs, ninety two thousand , five hundred and twelve and paise sixty three only) after reckoning repayments, amounting to Rs1,50,25,000/-(Through Auction of the property) subsequent to the bank issuing demand notice. The undersigned in exercise of the powers conferred under Sec 13(4) of the said Act proposes to realize the Bank's dues by sale of the under mentioned properties.

Description of the Immovable property(ies)

1. 12.14 Ares equivalent to 30 cents of land and residential building in Sy. No 818/2 (presently 11.80 Ares equivalent to 29.16 cents in Re. Sy No.802/3) Erathu Village, Adoor Taluk, Pathanamthitta Dist. In the name of Mr. Babu Chandran

   Boundaries as per property:
   North – Property of Mrs. Chandramathy, Kuzhiyamthundil
   East – Property of Mrs. Leela, Palavilayil
   South – Road
   West – Property of Mr. Janardhan, Puthusseri Kalayil

2. 14.30 Ares of equivalent to 35.34 cents in Re. Sy No 708/5 in Block No 16, previously Sy. No 819/9, 821/7/1, 819/8B) Erath Village, Adoor taluk, pathanamthitta Dist. In the name of Mr. Babu Chandran

   Boundaries as per property:
   North – Property of Mr. Sidardhan, Krishna Graham
   East – Property of Mrs. Kamalakshi Amma
   South –Road & Property of Mrs. Vijayakumari
   West – Property of Mr. Chellappan, Chirakkarottu

3. 17.20 Ares equivalent to 42.5 Cents of land with Bldg in Re. Sy No 739/2 (Old Sy No.687/5/1,688/1/1) in Block No 16, Erath Village, Adoor Taluk, Pathanamthitta Dist., in the name of Mr. Babu Chandran

   Boundaries as per property:
   North - Road
   East – Property of Mr. Raveendran, Retna Bhavan & Mr. Divakaran, Ottahenguvila
   South – Property of Raveendran, Pullanjivila
   West – Property of Mr. Raveendran, Retna Bhavan

4. 20.75 Ares equivalent to 51 cents in Re. Sy No.856/2/1 in Block No 16 (Previously 22.27 Ares equivalent to 42.5 Cents of land in Sy No 664/1) in Erath Village, Adoor Taluk, Pathanamthitta Dist., in the name of Mr. Babu Chandran

   Boundaries as per property:
   North – Property of Mr. Vidhyadharan, Mailackal
   East – Foot Path, Property of Mr. Sudhakaran, Mailackal, Mr. Chandran & Kavu
   South – Kavu & Nilam
   West – Property of Mr. Sarath Chandran

5. 14.60 Ares equivalent to 36.08 Cents of land in Re. Sy No 714/2-1 (Old Sy No.685/6) in Block No 16, Erath Vilage, Adoor Taluk, Pathanamthitta Dist., in the name of Mr. Babu Chandran.

   Boundaries as per property:
   North – Property of Mr. Reghavan, Kuzhithundil
   East – Road
   South –Property of Mr. Chandra Mohanan, Sushama Bhavanam
   West – Property of Mr. Mohanan

6. 39.75 Ares equivalent to 98.22 Cents of land with factory Bldg in Re. Sy No 160/11, 160/11-1, 160/12 (old Sy No.167/10A) in Block No 22, nooranad Village, Mavelikkara Taluk, Alappuzha Dist, in the name of Mr. Babu Chandran

   Boundaries as per property:
   North – Property of Mr. Prakash Kumar
   East – Property of Mr. Krishnan
   South – Property of Mr. Prasannan & Road
   West – Road

7. 15.60 Ares equivalent to 38.55 cents in Re.Sy. No.693/8 in Block No 16 (Previously 17.38 Ares of land with Sy.No.814/1A/1) in Erath Village, Adoor Taluk, Pathanamthitta Dist, in the name of Mr. Babu Chandran

   Boundaries as per property:
   North – Property of Mr. Ramachandran, Kuttiyil
   East – Property of Mr. Sukumaran, Mankoottathil
   South – Footpath
   West – Property of Mr. Narayanan, Kallookunnil

8. 68.65 Ares equivalent to 93.53 Cents of land Re.Sy No 688/2-2, 688/2&688/2- in Erath Village, Adoor Tauluk, Pathanamthitta Dist, in the name of Smt Retnamma

   Boundaries as per property:
   North – Road
   East – Road & Anganvadi
   South – Property of Mr. Babu Chandran & Mr. Viswan
   West – Property of Mrs. Radhamani & Mr. Babu Chandran

9. 11.53 Ares equivalent to 28.49 Cents of land in Sy No 690/6/2 (presently 11.45 Ares equivalent to 28.30 cents in Re.sy No.810/1-1) in Erath Village, Adoor Taluk, Pathanamthitta Dist, in the name of Smt. Retnamma

   Boundaries as per property:
   North – Property of Mr. Thulasidharan, Ambalathil
   East – Property of Mr. Syamlal
   South –Property of Mr. Raveendran, Kalloozhathil
   West – Property of Mr. Ramachandran Pillai, Ayodhya

10 30.75 Ares equivalent to 76 Cents of land in Re.Sy No 684/1& 681/11 (previously Sy No.818/3/3) in Block No.16, Erath Village, Adoor Taluk, Pathanamthitta Dist, in the name of Smt. Retnamma

   Boundaries as per property:
   North – Property of Mrs. Babykutty, Thengumtharayil
   East – Property of Mr. Bharathi
   South – Road
   West – Property of Mr. Purushothaman sold to Mr. Santosh

11 12.94 Ares equivalent to 31.97 Cents of land in Sy No 682/9C & 682/11A, 682/11B (Presently 11 Ares equivalent to 27.18 cents in Re.Sy No: 732/2/1 & 732/5) in Block No.16, Erath Village, Adoor Taluk, Pathanamthitta Dist., in the name of Smt. Retnamma

Boundaries as per property:
North – Foot path & property of Late Raman, Thoppilamkuzhi
East – Property of Mr. Gopalan, Charuvilayil
South – Property of Mr. Pappu, Mangalathu
West – Property of Mr. Thakappan sold to Mr. Babu Chandran

12. 38.65 Ares equivalent to 95.50Cents of land with factory bldg. Re.in Sy No 347/1 (old Sy. No.35/8B) in Block No.7, Pandalam Thekkekkara Village, Adoor Taluk, Pathanamthitta Dist, in the name of Sri. Sarath Chandran

Boundaries as per property:
North – Road & property of Mrs. Easwariyamma
East – Road
South – Property of Mr. Easwararu
West – Property of Mr. Thankachan & Mr. Ramakurupu

13. 8.09 Ares of land in Re.in Sy No 688/1/2-1, 688/1/4-1, in Block No.16 of Erath Village, Adoor Taluk, Pathanamthitta Dist, in the name of Sri. Babu Chandran

Boundaries as per property:
North – Property of Mrs. Radhamani, Radhalayam
East – Property of Mrs. Retnamma & Mr. Viswan
South –Property of Mr. Raveendran
West – Property of Mrs. Santhakumari & Mrs Omana, Kalathikuttyil

14. 20.24 Ares equivalent to 50.01cents of land in Re Sy No 319/1/1 Punnala Village, Pathanapuram Taluk, Kollam Dist, in the name of Sri. Prem Shaji

Boundaries as per property:
North – Property of Mr. Rajan, Mr. Surendran & Mrs Nabeesa
East – Road
South – Property of Mrs Ammini, Mrs Ambika, Mr. Murali, Mr. Rajan, Mr. Abdul Vahab, Mrs Ambujakshi
West – Property of Kollankeril

15. 10.12 Ares of land in Re.in Sy No 690/4-1, of Erath Village, Adoor Taluk, Pathanamthitta Dist, in the name of Sri. Babu Chandran

Boundaries as per property:
North – Property of Mr. Sadanandan, Charuvilayil
East – Property of Mr. Mohankumar, Kallukunnil
South –Wide path & property of Mrs Retnamma
West – Property of Mr. Lekshmanan, Kallukunnil

Date and Time of E auction	**On 26.11.2026** between 11 am and 5 Pm with auto extension of 10 minutes each till the sale is completed	
Reserve Price	**Property 1 Reserve Price** **EMD**	**Rs 65,40,000 + 1% TDS 66060** **Total RP :Rs 66,06,060** **ROUNDED OFF –** **Rs 66,07,000/-** **Rs 6,60,700/-**
	Property 2 Reserve Price **EMD**	**Rs 11,41,000** **Rs 1,14,100/-**
	Property 3 Reserve Price **EMD**	**Rs 39,53,000** **Rs 3,95,300/-**
	Property 4 Reserve Price **EMD**	**Rs 3,31,000/-** **Rs 33,100/-**
	Property 5 Reserve Price **EMD**	**Rs. 20,39,000/-** **Rs. 2,03,900/-**
	Property 6 Reserve Price **EMD**	**Rs 55,52,000/-** **Rs 5,55,200/-**
	Property 7 Reserve Price **EMD**	**Rs 4,36,000/-** **Rs 43,600/-**
	Property 8 Reserve Price **EMD**	**Rs 96,36,000/- + 1% TDS 97,333** **Total RP : 97,33,333/-**
	Property 9 Reserve Price **EMD**	**Rs 4,57,000/-** **Rs 45,700/-**
	Property 10 Reserve Price **EMD**	**Rs 27,61,000/-** **Rs 2,76,100/-**
	Property 11 Reserve Price **EMD**	**Rs 3,29,000/-** **Rs. 32,900 /-**
	Property 12 Reserve Price **EMD**	**34,71,000/-** **Rs 3.47,100/-**
	Property 13 Reserve Price **EMD**	**Rs. 1,45,000/-** **Rs 14,500/-**
	Property 14 Reserve Price **EMD**	**Rs. 40,39,000/-** **Rs 4,03,900/-**
	Property 15 Reserve Price **EMD**	**Rs. 8,08,000/-** **Rs 80,800/-**

EMD remittance	Shall be paid online through NEFT (After generation of Challan from https://baanknet.com **in bidders Global EMD Wallet.** Neft transfer can be done from any Scheduled Commercial Bank
Bid Multiplier	Rs.10,000/-
Inspection of the property	With prior approval of Branch Manager, Indian overseas bank, Adoor Branch from 7.11.2026 onwards, 11.00 am to 5.00 pm till 25.11.2026
Submission of online application for bid with EMD	7.11.2026
Last date for submission of online application for bid with EMD	25.11.2026
Known encumbrance if any	No Known encumbrances
*Outstanding dues Rs. Of local self government (property tax, water sewage,Electricity bills etc)	Bidder to Ascertain

Banks dues have priority over statutory dues

Terms and Conditions

1. The property(ies) will be sold by e-auction through the service provider https://baanknet.com under the supervision of the of the Authorized Officer of the Bank.
2. The intending Bidders /Purchasers are requested to register on portal https://baanknet.com using their mobile number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders /Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet account by 25.11.2026, 5PM. Intending bidders shall have a valid email address and should register their name / account by login to the website of the aforesaid service provider.

3. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through NEFT/RTGS mode (After generation of Challan from https://baanknet.com which will provide account details) in bidders Global EMD Wallet account. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. Bids without EMD shall be rejected summarily. The Earnest Money Deposited shall not bear any interest. The amount of EMD paid by the successful bidder shall be adjusted towards the sale price.
4. The intending participants of e-auction may download copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-auction related to this e-auction from Baanknet portal https://baanknet.com
5. The submission of online application for bid with EMD shall start from 7.11.2026
6. Bidder's Global Wallet should have sufficient balance (>=EMD amount) at the time of bidding.
7. Online auction sale will start automatically on and at the time as mentioned above. Auction / bidding will initially be for a period of 120 Minutes with auto extension time of 10 minutes each till the sale is concluded.
8. During the e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and the minimum increase in the bid amount must be of **Rs.10,000/-** to the last higher bid of the bidders. 10 minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of 10 minutes to the last highest bid, the e-auction shall be closed.

The property shall be sold to the successful bidder. The successful bidder (purchaser) as declared by the Authorised Officer shall deposit 25% of the sale price (less EMD amount) immediately on the same day and not later than the next working day in favor of "-auction Account of IOB ADOOR Branch" to the credit of to the credit A/C no. 10250113035001, Indian overseas bank, Adoor Branch - 544/17A, CG Buildings, 1st Floor Central, Adoor, Pathanmthitta 691523 Branch Code: 1028, IFSC Code- IOBA0001028

9. The balance amount of sale price shall be paid within 15 days from the date of confirmation of auction sale. Failure to remit the entire amount of sale price within the stipulated period will result in forfeiture of deposit of 25% of the bid price to the secured creditor and forfeiture of all claims over the property by the purchaser and the property will be resold.
10. The sale certificate will be issued in the name of the successful bidder (purchaser) only, after payment of the entire sale price amount and other taxes/charges, if any.
11. The purchaser shall bear the charges/ fee payable for conveyance such as registration fee, stamp duty, etc., as applicable as per law.
12. The Authorized Officer has the absolute right to accept or reject any bid or postpone or cancel the sale, as the case may be without assigning any reason whatsoever.
13. The property is being sold on "As is where is", "As is what is" and "Whatever there is" basis. The Bank has disclosed only the known encumbrances, statutory liabilities, if any, as above and it is for the purchaser to make their own independent enquiries at their own costs before participating in the auction.
14. As regards the statutory dues stated above, Bank dues will have priority over statutory dues. Without prejudice to the above, statutory liability, if any, shall be borne by the purchaser and the Bank assumes no responsibility in this regard.
15. Sale is subject to confirmation by the secured creditor Bank.
16. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation by the bank. The Authorised Officer/Secured Creditor shall not be responsible in any way for any third-party claims / rights / dues.
17. Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194 – 1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 1.00% of the bid amount.
18. On receipt of the entire sale consideration, the Authorized Officer shall issue the Sale Certificate as per rules.
19. All expenses relating to stamp duty and registration of Sale Certificate, if any, shall be borne by the successful bidder.
20. Sale is subject to confirmation by the secured creditor.
21. The Authorized Officer/Bank has the absolute right to accept or reject any bid or adjourn/postpone/ cancel the sale without assigning any reason, therefore.
22. The Sale shall be subject to rules/conditions/prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
23. For verification about the title documents and inspection thereof, the intending bidders may contact, Indian Overseas Bank, Adoor Branch, during office hours till 25.112026, 5 P.M.
24. The intending bidders are advised to read the sale notice, terms, and conditions of e-auction, help manual on operational part of e-auction and follow them strictly. In case of any difficulty or assistant is required before or during e-auction process, the bidder may contact authorized representative of e-auction service provider https://baanknet.com details of which are available on the e-Auction portal.

25. Once the e-Auction is closed, successful bidder shall be informed by the above referred service provider through SMS/e-mail in the mobile number/e-mail registered with the service provider. However, the sale is subject to confirmation by the secured creditor. Platform https://baanknet.com for e-auction will be provided by service provider M/S E-Bkray having Registered office at Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala, East Mumbai-400 037
Help desk: 8:00 am to 8:00 pm). The intending Bidders /Purchasers are required to participate in the e-auction process at e-auction Service Provider's website https://baanknet.com

(Sd/-)
Authorised Officer
Indian Overseas Bank, Adoor Branch

Place: Trivandrum
Date: 06.11.2026