ANNEXURE- X

APPENDIX- IV-A" [See proviso to rule 9(1)]

Sale notice for sale of immovable properties

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 9 (1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the **Physical** possession of which has been taken by the Authorised Officer of Indian Bank, Thiruvananthapuram branch, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on **31.08.2026**, for recovery of **Rs.17,58,46,958/- (Rupees Seventeen Crores Fifty Eight Lakhs Forty Six Thousand Nine Hundred Fifty Eight Only)** as on 13/08/2026 with further interest, costs, other charges and expenses thereon due to the Indian Bank, Thiruvananthapuram branch, Secured Creditor, from 1. M/s Silverstone Elastomers Private Limited, Punganthura, Attyampathy, Palakkad 678556; 2. Mr K J Jacob (Managing Director) 12B, Wintermist Seasons Apartment, Kuravankonam, Kowdiar PO, Thiruvananthapuram and 3. Mr Jacob Cherian (Director), 12B, Wintermist Seasons Apartment, Kuravankonam, Kowdiar PO, Thiruvananthapuram and 4. M/s Silverstone Rubber India Pvt Ltd, TP Road, Thavakkal, Vithura PO, Nedumangad Taluk, Thiruvananthapuram.

The specific details of the property intended to be brought to sale through e-auction mode are enumerated below:

Detailed description of the Property	The specific details of the assets in which security interest is created are enumerated hereunder: **Mortgaged assets: Land & Building** 1) 138.14 ares of land and building in Sy No.334/4, 332, 334/2 in Vadakarapathy Village, Chittur Taluk, Kozhinjampara SRO, Palakkad District in the name of M/s. Silverstone Elastomers Pvt Ltd. **Boundaries** East : Pathway and own property South : Balance Property West : Balance Property North : Property of Gopi 2) 61.81 ares of land and building in Sy No. 334/4, 333 in Vadakarapathy Village, Chittur Taluk, Kozhinjampara SRO, Palakkad District in the name of M/s.Silverstone Elastomers Pvt Ltd. **Boundaries** East : Balance Property South : Property of Girija West : Balance Property and Sold Property North : Balance Property 3) 101.18 ares of land and building in Sy No.88/4-1,2, 88/8, 88/3,6, 88/2 in Vadakarapathy Village, Chittur Taluk, Kozhinjampara SRO, Palakkad District in the name of M/s. Silverstone Elastomers Pvt Ltd.

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Boundaries

East : Property of Church and Panchayat Road
South : Property of Rathnam
West : Property of Church and Ratheesh
North : Property of Gopi and Church

4) 68.80 ares in Sy No.334/3-2 and 67.20 ares of land and building in Sy No.334/3-1 in Vadakarapathy Village, Chittur Taluk, Kozhijnampara SRO, Palakkad District in the name of M/s. Silverstone Elastomers Pvt Ltd.

Boundaries

East : Property of Balan Nambiar
South : Property of Girija
West : Balance Property
North : Pathway and Balance Property

5) **Machinery and other fixtures lying in the above four mortgaged properties of M/s Silverstone Elastomers Pvt Ltd hypothecated to Indian Bank, Thiruvananthapuram Branch.**

Description of Machinery:

Dust Collector, 1250 KVA Distribution Transformer, Hydraulic Rubber Bale Cutter and Accessories, Three Roll Type Calendar, Heavy Duty Mixing Mill, Cooling Drum Train Tread Rubber Extruder, Weighting Kit for Weigh Bridge, 700 MT Hydraulic Press, 60 MT Hydraulic Press, Mainframe and Cylinder Piston Assembly for 700 MT Hydraulic Press, Main Frame Cylinder Position Assembly for 700 MT Hydraulic Press, K4 Intermix Auxiliary Equipment with Capacity 25 Tonnes/Day, Thermic Fluid Heat Exchanger Fire Fluid Heat Exchanger and Accessories, Refurbished Sheeting Mill Auxiliary Equipments, Batch Off Unit Auxiliary Equipments, Buffing Machine and Solution Mixer, Conveyor for Extruder and Intermix, Electronic Weighing Machine,Moulds, M.S. Chute for Intermix, Pumps 5 HP & 7.5 HP, Welding Machine, Chain Block and Power Tools, Mold Holding Plate Supporting Leg & Accessories, MS Skid, Alfred Herbert K4 Intermix Machine S.No. K4-13398, Reverse Osmosis System Capacity 500 LPH with Dosing Pump, Ply Glass Vessel, Multiport Valve with Accessories, Density/Specific Gravity Tester & Height, Lab Equipments (Oscillating Disc Rheometer, Tensile Testing Machine, Hydraulic Manual Packing Box, Dumbbell Cutting Press), Voltas Make 3 Ton Capacity Fork Lifts,Specific Gravity Lab with Pneumatic Press, Air Conditioner, Tables and Chairs, Vacuum Cleaner, Pallet Truck (6 Nos.), Pallet Trolley (2 Nos.), Steel Ladder,Pedestal Fan,Steel Bench, Table (4 Nos.), Office Room: CPU (2 Nos.), Monitor, Printer (HP & Epson), New Steel Tables Size 4x16 (2 Nos.) and 4x8 (1 No.), Electricals: MV Panel, MCCB

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	Panel, RTCC Panel, ACB 2 Nos. (2000A & 1250A), Indoor VCB 630A and Electrical Accessories.
Encumbrances on property if any	Attachment dated 19.04.2025 for an amount Rs. 1,11,91,141/- favouring M/s Sundaram Finance Ltd.
Reserve Price	**1.Land and Building** **Rs.5,68,00,000/-** **(Rupees Five Crore Sixty Eight Lakh Only)** **2.Machinery** **Rs.1,40,00,000/-** **(Rupees One Crore Forty Lakh Only)**
EMD Amount	**1.Land and Building: 56,80,000/-** **(Rupees Fifty Six Lakh Eighty Thousand Only)** **2.Machinery: Rs.14,00,000/-** **(Rupees Fourteen Lakh only)**
Bid incremental amount	**Rs. 1,00,000/- (Rupees One Lakh Only)**
Date and time of e-auction at the platform of e-auction Service Provider **https://baanknet.com**	**31.08.2026, 11 AM to 4 PM**
Property ID No.	**1. IDIB006238757897 for Land & Building** **2. IDIB006238757897AA for Machinery**

The intending Bidders/ Purchasers are requested to register with online portal (**https://baanknet.com**) using their mobile number and email id. Further, after completing their eKYC, the intending Bidders/ Purchasers have to transfer the EMD amount in their e-Wallet by 31.08.2026 i.e the e-Auction Date and before the e-auction end time in the portal. The registration, eKYC and transfer of EMD in wallet must be completed well in advance, before auction.

TERMS AND CONDITIONS

1. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online or after generation of Challan from the website **(https://baanknet.com) for depositing in bidders e-Wallet.** NEFT transfer can be done from any Scheduled Commercial Bank. Payment of EMD by any other mode such as **Cheques will not be accepted.** Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposit shall not bear any interest.

2. The successful bidder shall have to deposit 25% (twenty five percent) of the bid amount, including EMD amount (10%) deposited, latest by the next working day and the remaining amount shall be paid within 15 days from the confirmation of sale in the form of Banker's Cheque/ Demand Draft /Account Transfer and/ or any other acceptable mode of money transfer. The Nodal Bank account no. / IFSC Code etc. for online money transfer is as under.

Nodal Bank Account No. and A/c. Name	Branch name and IFS Code
A/c No :- 6121634073 E- AUCTION EMD ACCOUNT	INDIAN BANK, THIRUVANANTHAPURAM BRANCH IDIB000T056

In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.

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3. **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 borne by the successful bidder only at the time of depositing the balance 75% of the bid amount.**

4. On receipt of the entire sale consideration, the Authorized Officer shall issue the Sale Certificate as per rules.

5. All expenses relating to stamp duty and registration of Sale Certificate, if any, shall be borne by the successful bidder.

6. The Authorized Officer/Bank has the absolute right to accept or reject any bid or adjourn/ postpone/ cancel the sale without assigning any reason therefor.

7. The Sale shall be subject to rules/ conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Security Interest (Enforcement) Rules, 2002.

8. Platform (**https://baanknet.com**) for e-Auction will be provided by our e Auction service provider **PSB alliance Pvt. Ltd.,** Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai – 400 037(Contact Phone 8291220220, email ID:- support.baanknet@psballiance.com). The intending Bidders/ Purchasers are required to participate in the e-Auction process **at e-Auction Service Provider's website https://baanknet.com**

9. The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ webpage portals (1) www.indianbank.in and (2) **https://baanknet.com**

10. The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, FAQ on eAuction and User Manual on operational part of e-Auction related to this e-Auction from **eBKray** (**https://baanknet.com**).

11. The intending Bidders / Purchasers are requested to register on portal (**https://baanknet.com**) using their email-id and mobile number for the completion of their eKYC. Once, the eKYC process is completed, the intending Bidders /Purchasers has to transfer the EMD amount using online mode/ by Challan in their EMD e-Wallet. Only after having sufficient EMD in his/her e-Wallet, the interested bidder will be able to bid on the date of e-auction.

12. Bidder's e-Wallet should have sufficient balance (>=EMD amount) at the time of bidding.

13. During the e-auction, bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted. Ten 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 ten minutes to the last highest bid, the e-auction shall be closed. It is clarified that confirmation of sale in favour of highest bidder shall be subject to confirmation by the Bank in terms of Security Interest (Enforcement) Rules, 2002.

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14. Intending Bidders are advised to properly read the Sale Notice, terms & conditions of e-auction and User Manual on operational part of e-Auction and follow them strictly.

15. In case of any difficulty or assistance is required before or during e-Auction process they may contact authorized representative of our e-Auction Service Provider PSB Alliance Pvt Ltd.. details of which are available on the e-Auction portal.

16. After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed of their being declared as a successful bidder through SMS/ email. (on mobile No/email address given by them/ registered with the service provider).

17. If the e-auction fails owing to any technical snag etc., the same may be re-scheduled by issuing 7 days' prior notice.

18. For verification about the title document, property & inspection thereof, the intending bidders may contact Indian Bank, Thiruvananthapuram Branch 45, M.G.Road, Thiruvananthapuram, Tel./Mobile No 04712474258 / 9446534258.

19. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the property/ ies other than mentioned above (if any). However, the intending bidders should make their own independent enquiries regarding the encumbrances and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation on the part of the bank. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues other than mentioned above (if any).

20. The property will be sold in "As is where is" "As is what is" and 'Whatever there is" basis including encumbrances, if any. The Bank does not give and shall not be deemed to have given any representation, warranty, assurance or commitment whatsoever as to the existence, nature, extent, subsistence, discharge or removal of any encumbrance, charge, lien, attachment, claim or statutory due in respect of the property. Intending bidders shall satisfy themselves in this behalf by their own independent enquiries and legal due diligence before deposit of the Earnest Money Deposit (EMD). After deposit of the EMD and participation in the auction, no claim, request for cancellation of the auction or refund of the bid amount, on the ground of encumbrance or otherwise, shall be entertained.

For Indian Bank

Place: Thiruvananthapuram
Date: 13.08.2026

(Authorised Officer)

AUTHORISED OFFICER

INDIAN BANK ★ 695 001 ★ इण्डियन बैंक ★ तिरुवनन्तपुरम् ★ THIRUVANANTHAPURAM

For Indian Bank

AUTHORISED OFFICER