



Asset Reconstruction Company(India) Ltd., (Arcil)

CIN-U65999MH2002PLC134884 | Website: [www.arcil.co.in](http://www.arcil.co.in);

Acting in its capacity as Trustee of Arcil-SBPS-008-III-Trust set up in respect

of financial assets relating to M/s. SKP Timbers

Arcil office: The Ruby, 10th floor, 29, Senapati Bapat Marg, Dadar (West) Mumbai-400 028.

**PUBLIC NOTICE FOR SALE THROUGH ONLINE E-AUCTION IN EXERCISE OF THE POWERS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 (SARFAESI ACT) READ WITH RULES 6, 8 & 9 OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002**

Notice is hereby given to the public in general and to the Borrower (s) / Guarantor (s) / Mortgagor (s), in particular, that the below described immovable property/ies mortgaged/charged to the Asset Reconstruction Company (India) Limited, acting in its capacity as Trustee of Arcil-SBPS-008-III-Trust ("ARCIL") (pursuant to the assignment of financial asset by South Indian Bank, to ARCIL vide registered Assignment Agreement dated September, 28, 2021), will be sold on "As is where is", "As is what is", "Whatever there is" and "Without recourse basis" by way of online e-auction, for recovery of outstanding dues of together with further interest, charges and costs etc., as detailed below in terms of the provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rules 6, 8 and 9 of the Security Interest (Enforcement) Rules, 2002.

<b>Name of the Borrower</b>	M/s. SKP Timbers TC391828(1), New Bye pass Road, Chalai, Thiruvananthapuram, Kerala-695036.
<b>Name of the Guarantors/ Co-Borrowers/Mortgagors</b>	1) Mrs. S. Ambiammal, 2) Mr. K. Sivaprasad 3) Mr. Manacaud Suresh 4) Mr. K. Ramesh 5) Mr. K. Rajesh 6) Late. Mr. Kumarapillai
<b>Outstanding amount as per SARFAESI Notice dated June 04, 2018</b>	Rs. 27,84,45,375.67/- (Indian Rupees Twenty-Seven Crores Eighty-Four Lakhs Forty Five Thousand Three Hundred Seventy-Five and Sixty Seven Paise Only) as on June 09, 2021 together with further interest @ 9.60 % p.a. compounded monthly and penal interest @ 2 % p.a. from June 10, 2021 onwards till payment.
<b>Possession</b>	Arcil has taken Symbolic possession as per provisions of SARFAESI Act, 2002 on May 12, 2022,
<b>Date of Inspection</b>	Will be arranged on request
<b>Earnest Money Deposit (EMD)</b>	1) Rs. 32,40,000/- (Indian Rupees Thirty-Two Lakhs And Forty Thousand Only). 2) Rs. 11,43,000/- (Indian Rupees Eleven Lakhs And Forty-Three Thousand Only) 3) Rs. 15,84,000/- (Indian Rupees Fifteen Lakhs And Eighty-Four Thousand Only) 4) Rs. 28,30,000/- (Indian Rupees Twenty-Eight Lakhs And Thirty Thousand Only) 5) Rs. 72,60,000/- (Indian Rupees Seventy-Two Lakhs And Sixty Thousand Only) 6) Rs. 10,02,000/- (Indian Rupees Ten Lakhs And Two Thousand Only) 7) Rs. 18,60,000/- (Indian Rupees Eighteen Lakhs And Sixty Thousand Only) 8) Rs. 26,70,000/- (Indian Rupees Twenty-Six Lakhs And Seventy Thousand Only) 9) Rs. 20,06,000/- (Indian Rupees Twenty Lakhs And Six Thousand Only) The Earnest Money has to be deposited by way of RTGS Favouring "Asset Reconstruction Company (India) Ltd.", Current Account: 02912320000561, HDFC Bank Limited, Branch: Lower Parel, Mumbai, IFSC Code: HDFC0000291
<b>Last Date for submission of Bid &amp; EMD</b>	27.02.2026 before 5:00 p.m.
<b>Reserve Price</b>	1) Rs. 3,24,00,000/- (Indian Rupees Three Crores And Twenty-Four Lakhs Only) 2) Rs. 1,14,30,000/- (Indian Rupees One Crore Fourteen Lakhs And Thirty Thousand Only) 3) Rs. 1,58,40,000/- (Indian Rupees One Crore Fifty-Eight Lakhs And Forty Thousand Only) 4) Rs. 2,83,00,000/- (Indian Rupees Two Crores And Eighty-Three Lakhs Only) 5) Rs. 7,26,00,000/- (Indian Rupees Seven Crores And Twenty-Six Lakhs Only) 6) Rs. 1,02,00,000/- (Indian Rupees One Crore And Two Lakhs Only) 7) Rs. 1,86,00,000/- (Indian Rupees One Crore And Eighty-Six Lakhs Only) 8) Rs. 2,67,00,000/- (Indian Rupees Two Crores And Sixty-Seven Lakhs Only) 9) Rs. 2,06,00,000/- (Indian Rupees Two Crores And Six Lakhs Only)
<b>Bid Increment</b>	1) Rs.30,000/- (Rupees Thirty Thousand only) & in such multiple 2) Rs. 30,000/- (Rupees Thirty Thousand only) & in such multiple 3) Rs.30,000/- (Rupees Thirty Thousand only) & in such multiple 4) Rs. 30,000/- (Rupees Thirty Thousand only) & in such multiple 5) Rs. 50,000/- (Rupees Fifty Thousand only) & in such multiple 6) Rs. 30,000/- (Rupees Thirty Thousand only) & in such multiple 7) Rs. 30,000/- (Rupees Thirty Thousand only) & in such multiple 8) Rs. 30,000/- (Rupees Thirty Thousand only) & in such multiple 9) Rs. 30,000/- (Rupees Thirty Thousand only) & in such multiple
<b>Date &amp; Time of E-Auction</b>	1) 02nd March 2026- 12.30 pm 2) 02nd March 2026- 02.00 pm 3) 02nd March 2026- 03.00 pm 4) 02nd March 2026- 03.30 pm 5) 02nd March 2026- 04.00 pm 6) 02nd March 2026- 04.30 pm 7) 04th March 2026- 04.15 pm 8) 04th March 2026- 05.15 pm 9) 04th March 2026- 06.00 pm
<b>Link for Tender documents</b>	<a href="http://www.arcil.co.in">www.arcil.co.in</a>
<b>Pending Litigations known to ARCIL</b>	S.A No.282/2022 pending before DRT-II Ernakulam. To the best of knowledge and information of the Authorized Officer, there are no pending other litigations on the properties.
<b>Encumbrances/Dues known to ARCIL</b>	To the best of knowledge and information of the Authorized Officer, there are no encumbrances on the property
<b>Description of the Secured Asset being auctioned.</b>	1) a) All that part and parcel of land admeasuring 44.42 Cents (presently 41.93 Cents after road acquisition) (11.856 Cents in Re Sy No 102/9 and 32.556 Cents in Re Sy Nos. 102/15, 102/16, 102/1-6, 102/17, 102/17-1, 102/19-1-1, 102/19-1) Old Sy. 148/7, 148/2A, 148/5A, 148/6C with all rights and improvements thereon along with shed, situated at Pallichal Village Neyyattinkara Taluk, Trivandrum District, owned by S. Kumara Pillai # b) All that part and parcel of land admeasuring 11.19 Cents in Re Sy Nos. 102/10-1, Old Sy No 148/19 with all rights and improvements thereon, situated at Pallichal Village Neyyattinkara Taluk, Trivandrum District Balaramapuram, owned by S. Kumara Pillai 2) All that part and parcel of land admeasuring 20 Cents (8.09 Ares) in Sy No. 1497 with all rights and improvements thereon situated at Trivandrum owned by S. Ambiammal Alias Nagammal 3) All that part and parcel of land admeasuring 33 Cents in Sy Nos. 2345, 2342/3 with all rights and improvements thereon, situated at Manacaud Village, Trivandrum owned by S. Kumara Pillai 4) All that part and parcel of land admeasuring 27.925 Cents (21.625 Cents in Sy. Nos. 1177/1, 1178/2-1, 1179/1-1, 1187/1-1 + 6.30 Cents in Sy. Nos. 1171/1-1, 1178/2, 1179/1), presently 25.505 Cents after road acquisition, in Manacaud Village, Trivandrum Taluk, Trivandrum District with residential building bearing No. TC 39/1833 having approx. area 307.62 Sq Mtrs, owned by S. Kumara Pillai and Mrs. S. Ambiammal 5) All that part and parcel of land admeasuring 44.396 Cents (4 Cents in Sy No 1185/4, 6.750 Cents in Sy No 1189/1, 33.646 Cents in Sy No 1189/1) situated at Manacaud Village, Trivandrum Taluk, Trivandrum District, along with 6000 Sq Ft (approx) Office Building & godown unit, 2255 Sq ft (approx) mill & yard owned by S. Kumara Pillai and S. Ambiammal Alias Nagammal 6) All that part and parcel of land admeasuring 5 Cents in Sy No. 1338/1-2-1 in Manacaud Village, Trivandrum Taluk, Trivandrum District along with a Commercial building having approx. area of 297.99 Sq Ft# bearing No TC 39/1410 (1), (2), (3), owned by S. Kumara Pillai 7) All that part and parcel of land admeasuring 14.344 Cents (3.47 Cents in Sy Nos. 1261/1-4, 1263/A-2+4 Cents in Sy Nos. 1261/1-2, 1263/4+ 5.874 Cents in Sy No 1261/1-1 + 1 Cent in Sy No 1261/1-3) in Manacaud Village, Trivandrum Taluk, Trivandrum District along with a GI sheeted Commercial building having approx. area of 337.71 Sq Mts. owned by K. Sivaprasad, K. Rajesh, K. Ramesh and K. Suresh 8) All that part and parcel of land admeasuring 21.728 Cents (8.80 Ares) (presently 20.633 Cents (8.35 Ares) left after road acquisition) in Sy No 1375/2 situated at Manacaud Village, Trivandrum Taluk, Trivandrum District along with a Commercial building having approx. Area of 600 Sq ft. bearing TC No 39/1793 (3), owned by Ambiammal Alias Nagammal 9) All that part and parcel of land admeasuring 22 Cents (8.90 Ares) in Sy No. 1375/1 with all rights and improvements thereon situated in Manacaud Village, Trivandrum Taluk, Trivandrum District, owned by S. Kumara Pillai

**Terms and Conditions:**

- The Auction Sale is being conducted by the Authorized Officer under the provisions of SARFAESI Act with the aid and through e-auction. Auction/ Bidding shall be only through "Online Electronic Mode" through the website [www.arcil.co.in](http://www.arcil.co.in). Arcil is the service provider to arrange platform for e-auction.
- The Auction is conducted as per the further Terms and Conditions of the Bid Document and as per the procedure set out therein. Bidders may go through the website of ARCIL, [www.arcil.co.in](http://www.arcil.co.in) and the link mentioned above as well as the website of the service provider, ARCIL for bid documents, the details of the secured asset put up for auction/obtaining the bid forms.
- The bidders may participate in the e-auction quoting/ bidding from their own offices/ place of their choice. Internet connectivity shall have to be arranged by each bidder himself/itself. The Authorized Officer/ ARCIL/ service provider shall not be held responsible for internet connectivity, network problems, system crash down, power failure etc.
- For details, help, procedure and online training on e-auction, prospective bidders may contact Mr. Judis Glaston- 9944044628, email id: judis.glaston@arcil.co.in
- All the intending purchasers/ bidders are required to register their name in the portal mentioned above as [www.arcil.co.in](http://www.arcil.co.in) and get user ID and password free of cost to participate in the e-auction on the date and time as mentioned aforesaid.
- For inspection of the property or more information, the prospective bidders may contact Mr. Judis Glaston, 9944044628 (Mob), judis.glaston@arcil.co.in, or the abovementioned address
- At any stage of the auction, the Authorised Officer may accept/reject/modify/cancel the bid/offer or post-pone the auction without assigning any reason thereof and without any prior notice.
- The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, applicable GST on the purchase consideration, stamp duty, registration fees, etc. that is required to be paid in order to get the secured asset conveyed/delivered in his/her/its favour as per the applicable law.
- The intending bidders should make their own independent enquiries/ due diligence regarding encumbrances, title of secured asset put on auction and claims/rights/dues affecting the secured assets, including statutory dues, etc., prior to submitting their bid. The auction advertisement does not constitute and will not constitute any commitment or any representation of ARCIL. The Authorized Officer of ARCIL shall not be responsible in any way for any third-party claims/rights/dues.
- The particulars specified in the auction notice published in the newspapers have been stated to the best of the information of the undersigned; however, undersigned shall not be responsible / liable for any error, misstatement or omission.
- In the event of and on later development due to intervention/order of any court or tribunal save appropriate legal opinion and legal remedy available to ARCIL, if the sale is required to be cancelled ARCIL shall refund the "EMD" and/ or "Sale Proceeds" only without interest and the purchaser / bidder. The Purchaser/Bidder shall have no right to raise any claim, against ARCIL or its officers, of whatsoever nature with respect to loss, damages, costs/expenses, loss of business opportunity etc.
- The Borrower/ Guarantors/ Mortgagors, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rules 8 and 9 of the Security Interest (Enforcement) Rules, about the holding of the above-mentioned auction sale.
- In the event, the auction scheduled hereinabove fails for any reason whatsoever, ARCIL has the right to sell the secured asset by any other methods under the provisions of Rule 8(5) of the Security Interest (Enforcement) Rules, 2002 and SARFAESI Act, 2002.

Place : Trivandrum

Date : 24.01.2026

Sd/- Authorized Officer

Asset Reconstruction Company(India) Ltd.

Trustee of ARCIL Arcil-SBPS-008-III-Trust