



Regional Office, Ernakulam, Dharmodayam Building, 2nd Floor,
Shanmugham Road, Marine Drive, Ernakulam- 682 031.

TENDER CUM AUCTION NOTICE

SALE NOTICE OF IMMOVABLE PROPERTY MORTGAGED TO THE BANK ISSUED IN TERMS OF RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002

Whereas 1. **Koyenco Steels Pvt. Ltd, Koyenco House, West Hill, Calicut- 5** as Principal borrower and 2. Koya P.P, Ponnamparambath, Chevayur, Calicut- 47, 3. Noushique P.P, Ponnamparambath, Flat No: CB, 8th Floor, C Block, Riviera Suites, Thevara, Kochi- 13, 4. Ashique P.P, Koyenco Motors, N.H Bye- Pass, Maradu, Ernakulam, 5. Jasiqque P.P, Koyenco Mobiles, West Nadakkavu, Kozhikode- 1, 6. Koyenco Feeds P.Ltd, Koyenco House, West Hill, Kozhikode- 5, 7. M/s Ashique & Company, Koyenco House, West Hill, Kozhikode- 5, 8. M/s Koyenco Expellers (Kerala) P.Ltd, Koyenco House, West Hill, Kozhikode- 5, as guarantors had availed various credit facilities from The South Indian Bank Ltd, Ernakulam Overseas Branch and now owe a sum of Rs.4,35,11,541.88 (Rupees Four crores thirty five lakhs eleven thousand five hundred forty one and Paise eighty eight only) as on 05.05.2009 along with expenses incurred in SARFAESI proceedings and future interest from 06.05.2009. The above quantified amount is calculated as per the Final order dtd. 26.06.2008 issued by the Hon'ble DRT, Ernakulam in OA 101/2007, after accounting all the remittances made in the Account till date.

Whereas the Authorised officer of the bank had taken possession of one of the secured immovable properties described herein below on 28.07.2007, notice is hereby given that the said property will be sold in tender cum public auction on the date and place mentioned herein below subject to the following Terms and Conditions.

SCHEDULE OF IMMOVABLE PROPERTY

18.32 cents of land and all other improvements thereon, in Sy No: 142/2, Re Sy No: 1.12.470 of Puthiyangadi Village, Kozhikode Taluk owned by Mr.P.P.Koya as per Sale deed 1401/2001 dtd. 30.04.01 of SRO West Hill, bounded on the East by Property of Kalanthani, South by Pericheevalappa Paramba, West by Puramboke Road and North by Property in the same Sy.No.

Place of Auction : Regional Office, The South Indian Bank, 2nd Floor, KUDFC Bldg, Chakkorathukulam, Puthiya Nirathu, West Hill, Kozhikode, Pin- 673005

Address of offices at which the tenders are to be submitted :

1. Regional Office, The South Indian Bank, 2nd Floor, KUDFC Bldg, Chakkorathukulam, Puthiya Nirathu, West Hill, Kozhikode, Pin- 673005.
2. Regional Office, The South Indian Bank, Marine Drive, Shanmugham Road Ernakulam- 682031.

Last date and time for receipt of Tender : 09.06.2009, 5.00 P.M.

Date and time of Auction : 10.06.2009, 11.30 A.M

Reserve Price : Rs. 52,00,000/- (Rupees Fifty two lakhs only)

Terms and Conditions of Sale:

- 1) The intending tenderers/bidders can inspect the property on any date on or before 09.06.2009 after taking prior permission from the Branch Manager, Ernakulam OSB. (Ph- 0484- 2805741)
- 2) Property will not be sold below the reserve price fixed for it.
- 3) The extent of the properties shown in the proclamation is as per the respective title deed by which the mortgagor derives title. The Authorised Officer and the Bank will not be responsible for any variation in the extent due to any reason.
- 4) The intending tenderers should submit their tender in a separate sealed cover along with the EMD of Rs.5,20,000/- by way of DD drawn in favour of "Authorised Officer, The South Indian Bank Limited, Ernakulam Regional Office" Payable at Ernakulam. Such tender shall be submitted in any of the above offices on or before 5:00 P.M. on 09.06.2009. The sealed cover should be super scribed by "Tender for the purchase of property at Beach Road, Kozhikode." Tenders with conditions will not be accepted. (The tender cover should contain only the tender and the demand draft for the earnest money should be kept separate. The format for giving the tender can be obtained from any of the above said offices). Tender quoting below the reserve price will be summarily rejected.
- 5) Only those who submits the tender before the stipulated time and quoted above the reserve price will be allowed to participate in the auction on 10.06.2009 at 11.30 a.m.
- 6) The sealed tenders will be opened by the Authorised Officer, in the presence of available/attending tenderers.
- 7) After opening the tenders, the tenderers present will be given an opportunity, at the discretion of the authorised Officer, to have inter-se bidding among themselves to enhance the offer price. The tenderers not present at the stipulated time of auction and not participating in the auction, will not be given an opportunity to enhance his offer price. For the sake of quick and convenient auction, the bid amount shall be the multiples of Rs.10000/- (Rupees Ten Thousand only) or such amounts as decided by the Authorised Officer. The EMD shall be liable for forfeiture without prior notice, if the successful bidder/tenderer fails to adhere to the terms of the sale, time and commit any default in any manner. The successful bidder should pay 25% of the bid amount (less EMD) immediately on sale being knocked down in his/ her favour and the balance money within 15 days, failing which the entire deposit made by him shall be forfeited without any notice and the property concerned will be re-sold.
- 8) The immovable property will be sold **AS IS WHERE IS CONDITION** and the successful bidder will have to meet all the expenses relating to stamping, registration and other necessary expenses. Any statutory dues like property tax etc shall be borne by the purchaser. The sale certificate will be issued only in the name of successful bidder and the sale is subject to the confirmation by the Bank.
- 9) To the best of the knowledge of the Authorised Officer, there are no encumbrances on the property. If there are any charges or encumbrances which is revealed later, the successful bidder will have to deposit sufficient amount to satisfy the above charges/ encumbrances over and above the bid amount.
- 10) The Authorised Officer has the absolute right to accept or reject a bid or postpone/ cancel the sale and to prescribe procedures for the conduct of auction.
- 11) For further details The South Indian Bank, Regional office, Ernakulam, (Ph.0484- 2371953, 2354754) can be contacted during office hours on any working days.

If the sale is postponed/adjourned for any reason, no fresh notice will be given. However the new date of sale will be notified on the Notice board of the Regional Office, Ernakulam and Regional Office, Kozhikode of the Bank.

Place: Ernakulam

Date : 05-05-2009

Sd/- Authorised Officer