

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank (hereinafter referred as AO) had issued Demand Notice dated 17.05.2021 to the borrower **Sri. Mohammad Irshad S alias Mohammad Irshad, S/o. Ismail S,** and Guarantor, **Smt. Sajidha P.H.,** W/o. Mohammad Irshad S., both of them residing at Door No. III 586 1E, Hindustan Complex, APMC Road, Puttur, Dakshina Kannada, Karnataka - 574201 (Both of them also at : Kowdichar House, Ariyadka , Ariyadka Post, Puttur Taluk, Dakshina Kannada, Karnataka - 574223) 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 physical possession of the immovable properties described hereto in the schedule, under Section 13(4) of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on 10.11.2021

AND WHEREAS, the borrower/guarantor have failed to pay the amount in full, Notice is hereby given that the immovable property more fully described in the Schedule hereunder will be sold by way of tender cum auction on "as is where is" basis and "as is what is" condition, on the date and at the place mentioned herein below for realization of a sum of Rs. 14,83,506.75 (Rupees Fourteen Lakh Eighty Three Thousand Five Hundred Six and Paise seventy five only) as on 31.10.2023 with further interest and costs, subject to the following terms and conditions.

SCHEDULE

Name of Property Owner	Sri. Mohammad Irshad S
Description of property	All that piece and parcel of the land admeasuring 10.50 Cents (equivalent to 428.83 sq.mtrs.) with other usufructs and improvements thereon, bearing PID No.151100403500120460, laid out in converted land bearing Sy. No. 319/14 of Olamogaru Village, Puttur Taluk, Dakshina Kannada District in the name of Sri. Mohammad Irshad S, vide Sale Deed No. 7198/2015-16 dated 28.01.2016 of SRO Puttur and bounded on the North by Sy No. 319/9, South by Sy. No. 319/7 and 319/9 (as per verification, South by Sy. No. 319/7, 319/9 & by Road), East by Sy. No. 319/15 and West by Sy. No. 319/9.
Reserve Price	Rs. 10,53,000.00 (Rupees Ten Lakh Fifty Three Thousand Only)
Earnest Money Deposit (EMD)	Rs. 1,10,000.00 (Rupees One Lakh Ten Thousand Only).
Date and Place of Sale	28.11.2023 at 11.15 A M The South Indian Bank at Puttur Br. - Door No. IV,/572, Ward No. IV, Prabhu Building, Main Road, Puttur P.O., Dakshin Kannada, Karnataka - 574 201



TERMS AND CONDITIONS

- 1) The properties will be sold on "as is where is" basis and "as is what is" condition and the Bank is not responsible for title, condition or any other fact affecting the property. The particulars furnished regarding the secured assets are stated to the best of information of the Bank and the Bank will not be answerable for any error, misstatement or omission.
- 2) The proposed Tenderers shall read and understand the terms and conditions mentioned in the Tender Sale Notice which is published by the Bank in its Website/ Branches at Puttur - Door No. IV,/572, Ward No. IV, Prabhu Building, Main Road, Puttur P.O., Dakshin Kannada, Karnataka - 574 201 and Bangalore Regional Office at SIB Arcade, #61, Wheeler Road, Cox Town, Bangalore - 560 005 and also visit the scheduled properties and satisfy as to its area, boundaries, ownership, title, encumbrance, statutory approvals, measurements etc. The Bank shall not entertain any dispute regarding the Tender process or the scheduled properties after participating in the sale.
- 3) Interested Tenderers shall produce a copy of any valid photo identity/ address proof. In case, the Tenderer is participating on authorization, he should produce the ID proof of himself and the Tenderer.
- 4) All amounts payable regarding the sale including EMD shall be paid by way of DD drawn/RTGS in favour of "The Authorised Officer, The South Indian Bank Ltd." payable at Bangalore or by RTGS in favour of 'The Authorised Officer' vide a/c. no. 0655073000000021 (IFSC: SIBL0000655).
- 5) Interested Tenderers shall submit Demand Draft / RTGS Receipt for the respective Item of properties as the case may be for the EMD at The South Indian Bank Ltd., Branches at Puttur - Door No. IV,/572, Ward No. IV, Prabhu Building, Main Road, Puttur P.O., Dakshin Kannada, Karnataka - 574 201 along with the Tender in a sealed cover before 11.00 AM. on 28.11.2023. The property details in brief may be mentioned on the cover for easy identification.
- 6) The Right of entry to the place of sale will be restricted to the Tenderers who have submitted the Tender letter and EMD in a sealed cover within the stipulated time or within such time as may be decided by the Authorised officer at his sole discretion.
- 7) The Authorised Officer has got right to cancel/ postpone the Auction without assigning any reason whatsoever. Further, the Authorised Officer shall have the discretion to accept, reject or return any or all the Tenders already submitted and the Bank will not entertain any claim or representation in that regard from the Tenderers.
- 8) The Sealed Tenders will be opened by the Authorised Officer on 28.11.2023 at 11.15 A.M. Any tender received quoting a price below the Reserve Price will be rejected outright.
- 9) After opening the tenders, the Tenderers who are present may be given an opportunity at the discretion of the Authorised Officer to have inter se bidding among themselves to enhance their offer price.
- 10) The Successful Tenderer should pay 25 % of the bid amount (less EMD) immediately on receipt of bid acceptance letter in his favour or not later than the next working day after the date of Tender cum Auction Sale and the balance 75% amount within 15 days of the sale,



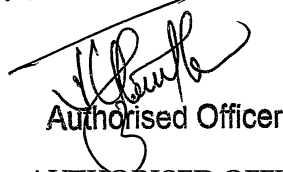
failing which the entire amount paid by the Tenderer shall be forfeited by the Authorised Officer, without any notice and the sale will be cancelled and the property will be brought to sale again. However, in desirable cases the time may be extended at the sole discretion of the Secured Creditor.

- 11) The sale is subject to confirmation by the Authorised Officer, who shall have right to cancel the sale also notwithstanding that the successful Tenderer has remitted the 25% of Sale amount. Further, the sale is also subject to confirmation by the Secured Creditor.
- 12) On the sale being confirmed and on receipt of the entire sale proceeds by the Authorised Officer, the successful Tenderer will be issued with a Sale Certificate as per the terms and conditions of the Bank and the SARFAESI Act. The successful Tenderer should pay all the existing dues etc., to the Government/ Local Authorities including charges/ fees payable for registration of sale certificate such as registration Fees, Stamp Duty etc., as applicable as per law.
- 13) 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.
- 14) The successful Tenderer 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.
- 15) The Successful Tenderer shall, at his cost, get the Electricity/ Water/ Sewerage connection etc. and any other common services transferred in his name.
- 16) The Authorised Officer has obtained EC/ search report from **01.04.1986 to 13.09.2022** and it contains no encumbrance.
- 17) For any further information and for inspection of property, the intended Tenderers may contact the Authorised Officer 9916097340 or The South Indian Bank Ltd., 7095770328 / 9495736363/ 9740866232 during working hours.



Date: 31.10.2023
Place: BANGALORE

For The South Indian Bank Ltd.



Authorised Officer

AUTHORISED OFFICER
(CHIEF MANAGER)