

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank had issued Demand Notice dated 17-03-2020 to the borrowers (1) Mr. Mohammed Sherief N.E., Prop. M/s. Naza Associates, Door No.CGP-X/96-B6, Ceeyem Tower, Cherkala, Chengala, Kasaragod-671541 and guarantors (2) Mrs. Fathimath Suhara K.A., W/o. Mr. Mohammed Sherief N.E., both residing at Rehmaniya Manzil, Rehmaniya Nagar, Alampady P O, Kasaragod - 671123, 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 possession of the immovable properties, more fully described in the schedule hereunder under Section 13(4) of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on 12-08-2021.

AND WHEREAS, the borrower/co-obligant/guarantor have failed to pay the amount in full, Notice is hereby given that the immovable properties 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.1,43,85,697.02 (Rupees One Crore Forty Three Lakh Eighty Five Thousand Six Hundred Ninety Seven and Paise Two Only) as on 08-08-2023 being the suit amount with further interest and costs, subject to the following terms and conditions:-

ITEM NO. 1

Name of Property Owner	Mr. Mohammed Sherief N.E.
Description of property:	All that part and parcel of land admeasuring 40 Cents comprised in RS.No.279/2(Pt) of Chengala Village, Kasaragod Taluk, Kasaragod District together with a building bearing Door No.XVI/70 A with all other improvements made thereon owned by Mohammed Sherief N.E. morefully described in Registered Jenmam Sale Deed No.1075/2015 dated 04.03.2015 of SRO Kasaragod and bounded on North by Property of Koman Maniyani, East by Property of Angara, South by Property of K.H.Abdul Basheer, West by Panchayath Road
Reserve Price	Rs.44,80,000.00 (Rupees Forty Four Lakh Eighty Thousand Only)
Earnest Money Deposit (EMD)	Rs.4,48,000.00 (Rupees Four Lakh Forty Eight Thousand Only)
Date and Place of Sale	05-09-2023 at 11.00 AM At the South Indian Bank Ltd., Cherkala Branch, Ajmal Shopping Arcade, Cherkala, Kasaragod- 671541



THE SOUTH INDIAN BANK LTD.

Regd. Office: SIB House, T. B. Road, Mission Quarters, Thrissur- 680 001, Kerala, Tel: +91-487-2420020
 Fax: +91-487-2442021, E-mail: sibcorporate@sib.co.in, Corporate Identity Number: L65191KL1929PLC001017
Regional Office, SIB House, Chalad - Alavil Road, Kannur, Kerala - 670014, Kerala, Tel: +91-497-2713233/34/35
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ITEM NO. 2

Name of Property Owner	Mr. Mohammed Sherief N.E.
Description of property:	All that part and parcel of land admeasuring 28 Cents comprised in RS.No.632/3A1G Pt of Bela Village, Kasaragod Taluk, Kasaragod District together with all other improvements made thereon owned by Mohammed Sherief N.E. morefully described in Registered Jenmam Sale Deed No.561/2013 dated 01.02.2013 of SRO Badiadka and bounded on North by Property of Charladka Manya Panchayath Road, East by Private, South by Property of Hussainar/Masjid, West by Property of Muhammed.
Reserve Price	Rs.24,64,000.00 (Rupees Twenty Four Lakh Sixty Four Thousand Only)
Earnest Money Deposit (EMD)	Rs.2,46,400.00(Rupees Two Lakh Forty Six Thousand Four Hundred Only)
Date and Place of Sale	05-09-2023 at 11.00 AM At the South Indian Bank Ltd., Cherkala Branch, Ajmal Shopping Arcade, Cherkala, Kasaragod- 671541

TERMS AND CONDITIONS:

- 1) The property 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 asset is 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 (<https://www.southindianbank.com/>) Cherkala Branch, Ajmal Shopping Arcade, Cherkala, Kasaragod- 671541 and Kannur Regional Office, SIB House, Chalad - Alavil Road, Kannur, Kerala - 670014, and also visit the scheduled property 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 property 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 RTGS (IFC- SIBL0000657)/DD drawn in favour of "The Authorised Officer, Regional Office, Kannur, The South India Bank Ltd. (A/c No.0657073000000132)" payable at Kannur.

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- 5) Interested Tenderers shall submit Demand Draft / RTGS Receipt as the case may be for the EMD at The South Indian Bank Ltd Cherkala Branch, Ajmal Shopping Arcade, Cherkala, Kasaragod- 671541 along with the Tender in a sealed cover before 10.30 A M on 05-09-2023.
- 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 05-09-2023 at 11.00 AM. 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.



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- 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 regarding Item No.1 property from 01-01-2015 till 05-05-2022 and it contains an encumbrance in favour of M/d. Cawin Electric India Pvt Ltd in OS No.187/19 of Munsif Court Parappanangadi. However, the said encumbrance has been created after mortgaging the property in favour of the Bank. The South Indian Bank has the first charge over the said property; the above attachment is not binding on the Bank and subsequent transfers by the Bank. The Authorised Officer has obtained EC/search report regarding Item No.2 property from 01-01-2014 to 05-05-2022 and it contains no encumbrance.
- 17) For any further information and for inspection of property, the intended Tenderers may contact the Authorised Officer (Tel. No. 0497 – 2713234 / 2713235 or 8826904358/9746693847) or The South Indian Bank Ltd., Cherkala Branch (Tel. No.04994-284800/8606388397) during working hours.

Date : 09-08-2023

Place: Kannur



Authorised Officer

The South Indian Bank Ltd
Regional Office, Kannur

AUTHORISED OFFICER

(CHIEF MANAGER)

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