

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank had issued Demand Notice dated 10-05-2019 to borrowers 1) Mrs Jasmi.P, W/O Mansoor Ibrahim M V , PM House , Puzhati , Chirakkal Kannur 670011 and Mr. Mansoor Ibrahim Moolavalappil Zuhra Manzil Kannadiparamba Narath P O Kannur 670601 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 17-08-2019

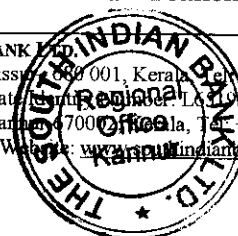
AND WHEREAS, the borrower/guarantors have failed to pay the amount in full, Notice is hereby given that the immovable properties more fully described in the Schedule hereunder will be sold by way of tender cum auction on "as is where is" basis and "as is what is" condition, on the date and at the place mentioned herein below for realization of a sum of Rs. 2,56,18,927.00 (Rupees Two Crores Fifty Six Lakhs Eighteen Thousand Nine Hundred Twenty Seven Only) as on 28-12-2022 as mentioned in O.A Number 338 of 2021 filled before the Honorable DRT on 07-10-2021 with further interest and costs subject to the following terms and conditions: -

Item No.1

Name of Property Owner	Mr Mansoor Ibrahim Moolavalappil
Description of property:	All that part and parcel of the land admeasuring 10 cents (4.05 Ares) comprised in O.S number 300, Re Sy No.33/9 of chirackal Village ,Kannur District together with commercial building measuring 6576.193 sq ft(Aprox) bearing door no.CP/VII/653 to 675 in Chirakkal Panchayath and all other improvements made thereon, owned by Moolavalappil Mansoor (Mr Mansoor Ibrahim Moolavalappil) more fully described Registered Partition deed No.107/2016 dated 11.01.2016 of SRO Valapattanam and bounded North by Road East by Pathway South by Pathway and property of Muhammed ali, West by Property of Ashraf
Reserve Price	Rs.1,42,36,200.00 (Rupees One crore Forty Two Lakhs Thirty Six Thousand Two Hundred Only)
Earnest Money Deposit (EMD)	Rs. 14,23,620.00 (Rupees Fourteen Lakhs Twenty Three thousand Six Hundred and Twenty only)
Date and Place of Sale	21/01/2023 at 12.00 PM At the South Indian Bank Ltd., Kannur Regional Office, KVR Tower, Pampan Madhavan Road, Talap, Kannur-670002, Kerala

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 properties. 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>)/ South Bazar Kannur Branch a Building no: sb5/1-2,



South Bazar, Near Makkani Pin 670002 and Kannur Regional Office at KVR Tower, Pampan Madhavan Road, Talap, Kannur-670002, Kerala 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.

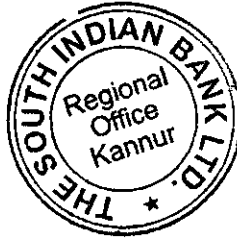
- 3) Interested Tenderers shall produce a copy of any valid photo identity/ address proof. In case, the Tenderer is participating on authorization, he should produce the ID proof of himself and the Tenderer.
- 4) All amounts payable regarding the sale including EMD shall be paid by way of RTGS (IFSC- SIBL0000657)/DD drawn in favour of "The Authorised Officer, Regional Office, Kannur, The South India Bank Ltd. (A/c No.0657073000000132)" payable at Kannur.
- 5) Interested Tenderers shall submit Demand Draft / RTGS Receipt as the case may be for the EMD at The South Indian Bank Ltd., Regional Office, Kannur along with the Tender in a sealed cover before 11.30 A M on 21/01/2023
- 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 21/01/2023 at 12.00 PM. 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 regarding the property from 01-07-2016 to 01-09-2022 and it has two attachments which are subsequent to the banks mortgage
- 17) For any further information and for inspection of property, the intended Tenderers may contact the Authorised Officer (Tel. No.919747336381) or The South Indian Bank Ltd., Kannur South Bazar (Tel. No.917907708881) during working hours.

Date: 30/12/2022

Place: Kannur

**AUTHORISED OFFICER
(CHIEF MANAGER)**



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