

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank had issued Demand Notice dated 14.11.2017 to the borrowers 1) M/s. Arafa Gold, Represented by its Partners, Nos.2 & 3 herein, Ajmal Arcade, Main Road, Kanhangad, Kasargod District – 671315, 2) Mr. Shihabuddin P. S/o Abdul Rahiman Patillath, Mubarak Manzil, Ajanur, Manikoth P. O., Kasargod District – 671316, 3) Mr. Muhammed Shafi P. S/o Abdul Rahiman Haji Patillath, “Arafas”, Thekkepuram, Ajanur, Manikoth P.O., Kasargod District – 671316, and Guarantors 4) Mr. Basheer P. Basith Manzil, Masjid Road, Kanhangad Kadappuram, Hosdurg, Kasargod District – 671315, 5) Mrs. Rasiya K. Basith Manzil, Masjid Road, Kanhangad Kadappuram, Hosdurg, Kasargod District – 671315 and 6) Mr. Madambillath Ibrahim, Khair Manzil, Old Beach, Kanhangad South, Hosdurg, Kasargod District – 671315 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 07.03.2018.

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. 14,53,90,065.79 (Rupees Fourteen Crore Fifty Three Lakh Ninety Thousand Sixty Five and Paise Seventy Nine Only) as on 01-06-2022 in the CCOL account of M/s. Arafa Gold with further interest and costs subject to the following terms and conditions: -

Item No.1*

Name of Property Owner	Mrs. Rasiya K.
Description of property:	All that part and parcel of land admeasuring 09 Cents comprised in Survey No.277/2Pt., Re.Sy.No.277/2Pt. of Kanhangad Village, Hosdurg Taluk, Kasaragod District with approx. 1000 Sq. Ft. commercial building and all other improvements made thereon, owned by Mrs. Rasiya K. more fully described in Registered Jenmam Deed No.3022/2006 dated 31.08.2006, Registered Release Deed No.1430/2009 dated 30.03.2009 and Registered Rectification Deed No.5073/2010 dated 06.11.2010 of SRO Hosdurg and bounded on North by Property of Abdul Rahiman, East by Municipality Road, South by Muslim League Party Office, West by Property of Basheer.
Reserve Price	Rs.31,30,200.00 (Rupees Thirty One Lakh Thirty Thousand Two Hundred Only)
Earnest Money Deposit (EMD)	Rs.3,13,020.00 (Rupees Three Lakhs Thirteen Thousand Twenty Only)
Date and Place of Sale	21-06-2022 at 11.00 AM At the South Indian Bank Ltd., Kannur Regional Office, KVR Tower, Pampan Madhavan Road, Talap, Kannur-670002, Kerala

Item No.2*

Name of Property Owner	Mr. Basheer P.
Description of property:	All that part and parcel of land admeasuring 14 Cents (out of 23 Cents) comprised in Survey No.277/2Pt., Re.Sy.No.277/2Pt. of Kanhangad Village, Hosdurg Taluk, Kasaragod District with approx. 3700 Sq. Ft. building and all other improvements made thereon, owned by Mr.

THE SOUTH INDIAN BANK LTD.

Regd. Office: SIB House, T. B. Road, Mission Quarters, Thrissur – 680 001, Kerala, Tel: +91-487-2442011, Fax: +91-487-2442021, E-mail: sibcorporate@sib.co.in, Corporate Identity Number: L65191KL1909PL00090001
Regional Office, KVR Tower, Pampan Madhavan Road, Talap, Kannur-670002, Kerala, Tel: +91-497-2713233/34/35, Fax: +91-497-2713236, E-mail: ro1016@sib.co.in, Website: www.southindianbank.com



Basheer P. more fully described in Registered Jenmam Deed No.1621/2001 dated 08.05.2001 and Registered Janmam Deed No.3809/2001 dated 21.11.2001 of SRO Hosdurg and bounded on North by Property of Abdul Rahiman, East by Municipality, Rasiya, League Office and Road, South by Property of Misriya, West by Property of Abdul Rahiman.	
Reserve Price	Rs.50,90,400.00 (Rupees Fifty Lakh Ninety Thousand Four Hundred Only)
Earnest Money Deposit (EMD)	Rs.5,09,040.00 (Rupees Five Lakh Nine Thousand Forty Only)
Date and Place of Sale	21-06-2022 at 11:00 AM At the South Indian Bank Ltd., Kannur Regional Office, KVR Tower, Pampan Madhavan Road, Talap, Kannur-670002, Kerala

***Item No 1 and 2 properties will only be sold together and will not be sold separately/as individual units.**

Item No.3

Name of Property Owner	Mr. Madambillath Ibrahim
Description of property: All that part and parcel of lands admeasuring 10 Cents and 20 cents (as per Eye Sketch and Location Sketch issued by Village Officer, Kanhangad 29 Cents i.e. 11 Are 74 Sq. Meteres) comprised in Survey No.320/3Pt., Re.Sy.No.320/3Pt. of Kanhangad Village, Hosdurg Taluk, Kasaragod District with approx. 2590 Sq. Ft. residential building and all other improvements made thereon, owned by Mr. Madambillath Ibrahim more fully described in Registered Jenmam Deed No.1466/1997 dated 21.04.1997 and Registered Jenmam Deed No.1467/1997 dated 21.04.2017 of SRO Hosdurg and bounded on: (10 Cents – as per Document No.1466/1997):- North by Property of N. Krishnan, East by Property of Moideen Kunhi, South by Property of Muhammad Kunhi, West by Property of Madambillath Ibrahim. (20 Cents – as per Document No.1467/1997):- North by Property of N. Krishnan, East by Property of Madambillath Ibrahim, South by: Property of Muhammad Kunhi, West by: Property of Chandran. Entire property (i.e., 10 Cents & 20 Cents together) presently bounded on North by Property of N. Krishnan, East by Property of Abdul Kahder, South by Property of Hannath & Road, West by Property of Chandran.	
Reserve Price	Rs.72,98,100/- (Rupees Seventy Two Lakhs Ninety Eight Thousand One Hundred Only)
Earnest Money Deposit (EMD)	Rs.7,29,810/- (Rupees Seven Lakhs Twenty Nine Thousand Eight Hundred and Ten Only)
Date and Place of Sale	21-06-2022 at 11:00 AM At the South Indian Bank Ltd., Kannur Regional Office, KVR Tower, Pampan Madhavan Road, Talap, Kannur-670002, Kerala

Item No.4

Name of Property Owner	Mr. Muhammed Shafi
Description of property: All that part and parcel of land admeasuring 30 Cents (as per Eye Sketch and Location Sketch issued by Village Officer, Ajanur 27.50 Cents) comprised in Survey No.284/10, Re.Sy.No.284/10. of Ajanur Village, Hosdurg Taluk, Kasaragod District with approx. 4800 Sq. Ft. residential building and all other improvements made thereon, owned by Mr.	

THE SOUTH INDIAN BANK LTD.

Regd. Office: SIB House, T. B. Road, Mission Quarters, Thrissur-680 001, Kerala, Tel: +91-487-2442021, Fax: +91-487-2442021, E-mail: sibcorporate@sib.co.in, Corporate Identity Number: L65191KL1929PLC00
Regional Office: KVR Tower, Pampan Madhavan Road, Talap, Kannur-670002, Kerala, Tel: +91-497-713233/34/35, Fax: +91-497-2713236, E-mail: ro1016@sib.co.in, Website: www.southindianbank.com



Muhammed Shafi more fully described in Registered Jenmam Deed No.4810/2004 dated 13.12.2004 of SRO Hosdurg and bounded on North by Private Road, East by Property of Abdulkader, South by Property of L. K. Moideen, West by Panchayath Road.	
Reserve Price	Rs.2,00,92,050/- (Rupees Two Crores Ninety Two Thousand Fifty Only)
Earnest Money Deposit (EMD)	Rs.20,09,205 /- (Rupees Twenty Lakhs Nine Thousand Two Hundred and Five Only)
Date and Place of Sale	21-06-2022 at 11:00 AM At the South Indian Bank Ltd., Kannur Regional Office, KVR Tower, Pampan Madhavan Road, Talap, Kannur-670002, Kerala

Item No.5

Name of Property Owner	Mr. P. Basheer and Mrs. K. Rasiya
Description of property: All that part and parcel of land admeasuring 51.50 Cents comprised in Survey No.31/3C and 32/2B, Re.Sy.No.31/3C and 32/2B of Kanhangad Village, Hosdurg Taluk, Kasaragod District with approx. 1800 Sq. Ft. residential building and all other improvements made thereon, owned by Mr. P. Basheer and Mrs. K. Rasiya more fully described in Registered Settlement Deed No.3404/1997 dated 04.10.1997, Registered Gift Deed No.2404/2001 dated 10.07.2001 and Registered Jenmam Deed No.2405/2001 dated 10.07.2001 of SRO Hosdurg and bounded on North by Property of Nabeesa, East by Property of Kunhabdulla, South by Municipal Road, West by Property of Moideenkunhi.	
Reserve Price	Rs.1,47,59,820/- (Rupees One Crore Forty Seven Lakhs Fifty Nine Thousand Eight Hundred and Twenty Only)
Earnest Money Deposit (EMD)	Rs.14,75,982/- (Rupees Fourteen Lakhs Seventy Five Thousand Nine Hundred Eighty Two Only)
Date and Place of Sale	21-06-2022 at 11:00 AM 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/>) Kanhangad Branch at KM 4/429 A, 3/429 C, 3/429 D, Al Falah Complex, Kanhangad P.O., T. B. Road, Kasaragod - 671315, Kerala 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.

THE SOUTH INDIAN BANK LTD.

Regd. Office: SIB House, T. B. Road, Mission Quarters, Thrissur- 680 001, Kerala, Tel: +91-487-2442010
 Fax: +91-487-2442021, E-mail: sibcorporate@sib.co.in, Corporate Identity Number: L65191KL1929PIL000107
Regional Office, KVR Tower, Pampan Madhavan Road, Talap, Kannur-670002, Kerala, Tel: +91-497-2713233/34/35
 Fax: +91-497-2713236, E-mail: ro1016@sib.co.in, Website: www.southindianbank.com



- 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.
- 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 10.30 A M on 21-06-2022.
- 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 21-06-2022 at 11.00AM. 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.



THE SOUTH INDIAN BANK LTD.

Regd. Office: SIB House, T. B. Road, Mission Quarters, Thrissur- 680 001, Kerala, Tel: +91-487-2442020
Fax: +91-487-2442021, E-mail: sibcorporate@sib.co.in, Corporate Identity Number: L65191KL1920PLC001017
Regional Office, KVR Tower, Pampan Madhavan Road, Talap, Kannur-670002, Kerala, Tel: +91-497-2713236/34/35
Fax: +91-497-2713236, E-mail: ro1016@sib.co.in; Website: www.southindianbank.com

- 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 all the properties from 01.01.1985 to 16.11.2019 with respect to Item No.1, from 01.01.1985 to 16.11.2019 with respect to Item No.2, from 01.01.1983 to 16.11.2019 with respect to Item No.3, from 01.01.1977 to 16.11.2019 with respect to Item No.4 and from 01.01.1985 to 16.11.2019 with respect to Item No.5 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) or The South Indian Bank Ltd., Kanhangad Branch (Tel. No.0467-2205866) during working hours.

Date: 02-06-2022

Place: Kannur



Authorised Officer

**The South Indian Bank Ltd.
Regional Office, Kannur
AUTHORISED OFFICER
(CHIEF MANAGER)**

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: KVR Tower, Pampan Madhavan Road, Talap, Kannur-670002, Kerala, Tel: +91-497-2713233/34/35

Fax: +91-497-2713236, E-mail: ro1016@sib.co.in, Website: www.southindianbank.com