

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 pursuant to order passed in CMP 1978/2018 and report of taking possession filed and recorded vide order dated 13-12-2019.

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. 17,45,05,036.51 (Rupees Seventeen Crore Forty Five Lakh Five Thousand Thirty Six and Paise Fifty One Only) as on 29-10-2023 in the CCOL account of M/s. Arafa Gold with further interest and costs subject to the following terms and conditions: -

Item No.1 (a) & (b)

Name of Property Owner	Item No. 1 (a) -Mrs. Rasiya K. Item No. 1 (b)- Mr. Basheer P.
Description of property: Item No. 1 (a) - 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, Kasargod 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.	
Item No. 1 (b) - 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, Kasargod District with approx. 3700 Sq. Ft. building and all other improvements made thereon, owned by Mr. 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.84,18,600.00 (Rupees Eighty Four Lakh Eighteen Thousand Six

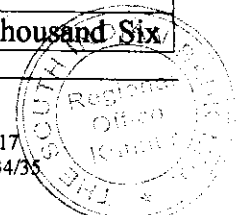
THE SOUTH INDIAN BANK LTD.

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, Chalad P O, Kannur-670014, Kerala, Tel: +91-497-2713233/34/35

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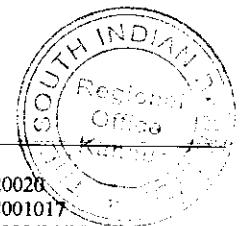
	Hundred Only)
Earnest Money Deposit (EMD)	Rs.8,41,860.00 (Rupees Eight Lakh Forty One Thousand Eight Hundred Sixty Only)
Date and Place of Sale	21-11-2023 at 11:00 AM At the South Indian Bank Ltd., Kanhanagad Branch at KM 4/429 A, 3/429 C, 3/429 D, Al Falah Complex, Kanhangad P.O., T. B. Road, Kasaragod - 671315

Item No.2

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. 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.1,58,71,500.00 (Rupees One Crore Fifty Eight Lakh Seventy One Thousand Five Hundred Only)
Earnest Money Deposit (EMD)	Rs.15,87,150.00 (Rupees Fifteen Lakh Eighty Seven Thousand One Hundred Fifty Only)
Date and Place of Sale	21-11-2023 at 11:00 AM At the South Indian Bank Ltd., Kanhanagad Branch at KM 4/429 A, 3/429 C, 3/429 D, Al Falah Complex, Kanhangad P.O., T. B. Road, Kasaragod - 671315

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/>)/ Kanhanagad 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 SIB House, Chalad-Alavil Road, Chalad P O, Kannur-670014, 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.



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- 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 Kanhanagad Branch at KM 4/429 A, 3/429 C, 3/429 D, Al Falah Complex, Kanhangad P.O., T. B. Road, Kasaragod - 671315 along with the Tender in a sealed cover before 04:00 P M on 20-11-2023.
- 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 21-11-2023 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.
- 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.

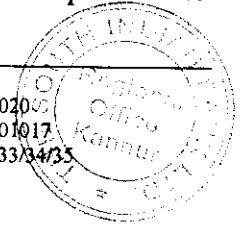
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- 15) The Successful Tenderer shall, at his cost, get the Electricity/ Water/ Sewerage connection etc. and any other common services transferred in his name.
- 16) The Authorised Officer has obtained EC / search report regarding all the properties from 01.01.1985 to 16.11.2019 with respect to Item No.1 (a), from 01.01.1985 to 16.11.2019 with respect to Item No.1 (b), from 01.01.1977 to 16.11.2019 with respect to Item No.2 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.

Authorised Officer

The South Indian Bank Ltd.
Regional Office, Kannur

**AUTHORISED OFFICER
(CHIEF MANAGER)**

Date: 30-10-2023

Place: Kannur

