

KNR.RO/SALE-I/SAR-152 & SAR-182/2021-22

Dt: 18.03.2022

To,p

(1) Mr.Abdul Hameed K, S/o.Mohammed Kunhi, Nariyammadath House, Kadeeja Manzil,
Near R C Church, Madayi P O, Kannur:670304

(2) Mrs.Asma Hameed, W/o. Abdul Hameed K, Nariyammadath House, Kadeeja Manzil,
Near R C Church, Madayi P O, Kannur:670304

Subj: TENDER CUM AUCTION SALE NOTICE

Ref: 13(2) Notice: RO-KNR/SAR/89/2017-18 dt 04.10.2017 & RO-KNR/SAR/120/2018-19 dt
05.06.2018

Sirs/Madam

WHEREAS the Authorised Officer of the Bank (hereinafter referred as AO) had issued Demand Notice 13(2) Notice: RO-KNR/SAR/89/2017-18 dt 04.10.2017 & RO -KNR/SAR/120/2018-19 dt 05.06.2018 to No.1 & 2 among you 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') in the account of Mr.Abdul Hameed K with Branch- Kannur South Bazar for recovery of dues being Rs.30,21,101/- (Rupees Thirty Lakhs Twenty One Thousand One Hundred and One Only) as on 03.10.2017 & in the account of Mrs.Asma Hameed with Branch-Kannur South Bazar for recovery of dues being Rs.24,68,152/- (Rupees Twenty Four Lakhs Sixty Eight Thousand One Hundred and Fifty Two Only) and (Symbolic/Physical) Possession of which has been taken on 07.06.2018 & 28.11.2018/ 16.11.2021 respectively as per orders in CMP-1502/2021, CJM Thalasserry, 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.

AND WHEREAS, the borrower/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.93,93,390.36 (Rupees Ninety Nine Lakhs Ninety Three Thousand Three Hundred and Ninety and Paise Thirty Six Only) as on 17.03.2022 with further interest, penal interest and costs from 18.03.2022, subject to the following terms and conditions: -



Name of Property Owner	Mr.Abdul Hameed
Description of property	All that part and parcel of land admeasuring 6.47 Ares (16 Cents) comprised in O.S.No.77/1, Re.Sy.No.171/6/C of Madayi Village, Kannur Taluk, Kannur District together with residential building along with all other improvements made thereon, owned by Mr.Abdul Hameed K more fully described in Registered Jenm Deed No.4233/2012 dated.05.12.2012 of SRO Pazhayangadi and bounded on: North by: Property of Philomina, East by: Property of Abdulla Haji, South by: Property of Ayisha, West by: Mud Road
Reserve Price	Rs.69,75,000/- (Rupees Sixty Nine Lakhs Seventy Five Thousand only)
Earnest Money Deposit (EMD)	Rs.6,97,500/- (Rupees Six Lakhs Ninety Seven Thousand Five Hundred only)
Date and Place of Sale	Date: 25-04-2022 at 11.00 AM, Place: Regional Office-Kannur, KVR Tower, Pampan Madhavan Road, Opp. LIC Office, Talap, Kannur, Kerala-670002 ,E-mail: ro1016@sib.co.in

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: / Kannur South Bazar Branch and Regional Office at Kannur, 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 /DD drawn in favour of "The Authorised Officer, The South Indian Bank Ltd." 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 AM on 25-04-2022



- 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 25-04-2022 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.
- 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 01.01.2012 to 24.02.2022 and it contains no encumbrance over the property to the knowledge of the bank.
- 17) For any further information and for inspection of property, the intended Tenderers may contact the Authorised Officer or The South Indian Bank Ltd., Kannur South Bazar Branch during working hours.



Authorised Officer

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