

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank had issued Demand Notice dated 27.07.2021 to the borrower 1) **Mr.Mahfoose M D, S/o.Ismail Mundangalam**, Mundangalam House, Bevinje, Thekkilfery P O, Chengala, Kasargod, Kerala-671541 **and guarantors** 2) **Ms Irfana Ibrahim**, 3) **Mrs. Mariyambi K A W/o Ismail Mundangalam** 4) **Fathima Risvana** All residing at Mundangalam House, Bevinje, Thekkilfery P O, Chengala, Kasargod, Kerala-671541, 5) **Ahammed Basheer S/o Ahammed, Mihwan Mahal, Kompanpara, Kalnad, Kasargod 671317** 6) **Rabiya Basheer W/o Basheer, Busthana Mahal, New Happy Manzil, Kalnad, Kasargod 671317** 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 Physical 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 10.12.2021

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.4,96,53,100.47 (Rupees Four Crore Ninety Six Lakh Fifty Three Thousand One Hundred And Forty Seven Paise Only) as on 08.10.2023 with further interest, penal interest and costs from 09.10.2023 as detailed in OA No.531/2022 filed before Debt Recovery Tribunal-I, Ernakulam in the OD Contractors and FITL loan account of **Mahfoose M D** subject to the following terms and conditions: -

Name of Property Owner item no.1	Mariyambi K A
Description of property Item 1	All that part and parcel of land admeasuring 61.11 Ares(151 Cents) along with all construction, improvements, Easementary Rights existing and appurtenant thereon comprised in Re Sy.No.27/1pt10, situated in Muliya Village, Kasargod Taluk, Kasargod District, more particularly described in Jenmam Sale Deed No.2233/2018 dated 21.06.2018 of SRO Kasargod owned by Mrs. Mariyambi K A, with boundaries North by State Highway, East by Property of MD Ismail, South by Property of Ibrahim Musliyar, West by Property of Thayal Abdulla
Name of Property Owner item no.2	Mrs. Fathima Risvana & Mrs. Irfana Ibrahim



Description of property Item 2	All that part and parcel of dry land admeasuring 130.63 Ares (322.66 Cents) along with all construction, improvements, Easementary Rights existing and appurtenant thereon comprised in Re Sy No.53/1pt, 44/2pt, 45/6pt & 54/pt situated in Muliyar Village, Kasargod Taluk, Kasargod District, more particularly described in Jenmam Sale Deed No.2252/2018 dated 21.06.2018 of SRO, Kasargod owned by Mrs. Fathima Risvana & Mrs. Irfana Ibrahim with boundaries as per Revenue Records.				
		Re Sy No 53/1 pt	Re Sy No 44/2 pt	Re Sy No 45/6 pt	Re Sy No 54/ pt
	North	Property of Badarunnisa	Road & own property	Road	Own Property
	East	Property of Badarunnisa	Own Property	Property of Badarunnisa	Property of Badarunnisa
	South	Property of Badarunnisa	Own Property	Own Property	Property of kumaran
	West	Own Property	Property of Mariyambi & others	Property of M.D Ismail haji	Property of karthiyani
Name of Property Owner Item no: 3	Ahammed Basheer				
Description of property	Land admeasuring 30 Cents with residential building having 4000 sq.ft. Door No.15/170, along with all construction, improvements, Easementary Rights existing and appurtenant thereon comprised in Re Sy No.214/2pt (Sy No.15/170), situated in Kalanad Village, Kasargod Taluk, Kasargod District, more particularly described in Jenmam Sale Deed No.4623/2009 dated 16 12 2009 of SRO Udma owned by Ahammed Basheer and bounded on North by :Property of Dainabi, East by: Property of Karuvan and Chiruvandan, South by: Property of Legal Heirs of Kannan, West by: Road				
Reserve Price	Item 1- Rs.55,90,000.00 (Rupees Fifty-Five Lakhs Ninety Thousand Only) Item 2- Rs.1,11,75,200.00 (Rupees One Crore Eleven Lakhs				

	Seventy Five Thousand Two Hundred Only) Item 3- Rs.66,20,000.00 (Rupees Sixty-Six Lakhs Twenty Thousand Only)
Earnest Money Deposit (EMD)	Item 1- Rs.5,59,000.00 (Rupees -Five Lakhs Fifty Nine Thousand Only) Item 2- Rs.11,17,520.00 (Rupees Eleven Lakhs Seventeen Thousand Five Hundred Twenty Only) Item 3- Rs.6,62,000.00 (Rupees Six Lakhs Sixty Two Thousand Only),
Date and Place of Sale	Item 1- 30-10-2023 at 11.00 AM Item 2- 30-10-2023 at 12.00 Noon Item 3- 30-10-2023 at 03.00 PM The South Indian Bank Ltd ., Branch Cherkala at Door No.A6/464, Ajmal Shopping Arcade, , N.H.17, Cherkala, Chengala Kasaragod, Kerala -671541

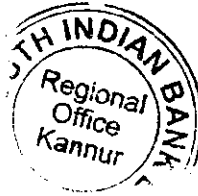
TERMS AND CONDITIONS:

- 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>)/Cherkala Branch at Door No.A6/464, Ajmalshopping arcade, N.H.17, Chengala, Cherkala, Kasaragod- 671541 and Kannur Regional Office at, SIB House, Chalad-Alavil Road, Kannur, Kerala-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.
- 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, Cherkala Branch along with the Tender in a sealed cover before 10.30 A M for Item 1 and 11.30 AM for item 2 and 2.30 PM for Item No.3 on 30-10-2023.
- 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 30-10-2023 at 11 A M for Item 1, 12.00 Noon for item 2 and 3.00 PM for Item No.3. 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 all the properties 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.7293107455) or The South Indian Bank Ltd., Cherkala Branch (Tel. No.8606388397) during working hours.



Date: 09-10-2023

Place: Kannur

Authorised Officer

~~The South Indian Bank Ltd
Regional Office Kannur~~

**AUTHORISED OFFICER
(CHIEF MANAGER)**