

TENDERCUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank (hereinafter referred as AO) had issued Demand Notice dated 08/08/2016 and its Corrigendum dated 27/10/2016 to 1) Mr. Sakeer Hussain A, S/o. Late Alungal Hamsa, Proprietor A H Traders, the borrower and (2) Mrs. Jasbeerath, W/o. Sakeer Hussain A, Guarantor both residing at Alungal House, Mampuzha, Karuvarakundu – 676 523 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 25/04/2017.

AND WHEREAS, the borrower/guarantor have failed to pay the amount in full, Notice is hereby given that the movable/ 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. 89,77,062.60 (Rupees Eighty Nine Lacs Seventy Seven Thousand and Sixty Two and Paise Sixty Only) as on 20/12/2019 as per the claim in OA No. 185/2019 pending before Hon'ble DRT - I, Ernakulam with further interest and costs, subject to the following terms and conditions: -

Name of Property Owner	Mr. Sakeer Hussain A
Description of property	<p><u>Item No. 1</u></p> <p>All the part and parcel of 0.22 Acres of land under Re.Sy.No:187/3 of Thuvvur Village, Nilmabur Taluk, Malappuram District, and all rights and improvements there in the name of Mr. Alungal Sakkeer Hussain more fully described in Registered Jenmam Deed No.3523/2005 dated 21.07.2005 of Melattur SRO bounded on the East by: Property of Saidali; South by : Property of Nabeesa : West by : Way having 8 Feet Width; North by :Road</p> <p><u>Item No. 2</u></p> <p>All the part and parcel of 0.37 Acres of land under Re.Sy.No:369 of Thuvvur Village, Nilambur Taluk, Malappuram District, and all rights and improvements there in the name of Mr. Alungal Sakkeer Husain more fully described in Registered Jenmam Deed No: 850/2010 dated 09.02.2010, SRO Melattur bounded on the East by: Panchayath Road ; South by : Remaining property in the possession of Abdullah : West by : Remaining property in the possession of Abdullah ; North by :Panchayath Road</p>
Reserve Price	<p>Item No. 1 – Rs. 55,00,000/- (Rupees Fifty Five Lacs only)</p> <p>Item No. 2 - Rs. 55,50,000/- (Rupees Fifty Five Lacs Fifty Thousand only)</p>

Earnest Money Deposit (EMD)	Item No. 1 – Rs. 5,50,000/- (Rupees Five Lacs Fifty Thousand only) Item No. 2 – Rs. 5,55,000/- (Rupees Five Lacs Fifty Five Thousand only)
Date and Place of Sale	19/02/2020, 12.30 PM, The South Indian Bank Ltd., Branch Karuvarakundu, Holy Family Church Building, Nilambur – Perumbilavu State Highway, Karuvarakundu, Malappuram - 676 523.

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/ Karuvarakundu Branch at Holy Family Church Building, Nilambur – Perumbilavu State Highway, Karuvarakundu, Malappuram - 676 523 and Kozhikode Regional Office at First Floor, Happy Towers, Vaikom Mohammed Basheer Road, Mananchira(PO), Kozhikode Pin-673001 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 to A/c No. 0412073000000541 in the name of The Authorised Officer, Branch Kozhikode S M Street, IFSC code SIBL0000412 /DD drawn in favour of “The Authorised Officer, The South Indian Bank Ltd.” payable at Kozhikode.
- 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, Kozhikode along with the Tender in a sealed cover before 12.00 PM on 19/02/2020.
- 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 19/02/2020 at 12.30 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.

The South Indian Bank Ltd., Regd. Office: SIB House,
T.B Road, Mission Quarters, Thrissur-680001, Kerala
Tel: +91-487-2420020,
Toll Free (India): 1800-843-1800, 1800-425-1809(BSNL)
E-mail: sibcorporate@sib.co.in
CIN: L65191KL1929PLC001017
Website: www.southindianbank.com

The South Indian Bank Ltd., RO Kozhikode,
First Floor, Happy Towers, Vaikom
Mohammed Basheer Road, Mananchira(PO),
Kozhikode Pin-673001
Phone: 0495 2726726/2726727
Email: ro1004@sib.co.in

Regional Office Kozhikode

- 10) The Successful Tenderers 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 30/09/2015 to 05/02/2018 and it contains no encumbrance/ (encumbrance as stated below.)
- 17) For any further information and for inspection of property, the intended Tenderers may contact the Authorised Officer or The South Indian Bank Ltd., **Karuvarakundu** Branch during working hours.

For The South Indian Bank Ltd.



Authorised Officer

**AUTHORISED OFFICER
(CHIEF MANAGER)**

Date : 21/12/2019

Place : Kozhikode

The South Indian Bank Ltd., Regd. Office: SIB House,
T.B Road, Mission Quarters, Thrissur-680001, Kerala
Tel: +91-487-2420020,
Toll Free (India): 1800-843-1800, 1800-425-1809(BSNL)
E-mail: sibcorporate@sib.co.in
CIN: L65191KL1929PLC001017
Website: www.southindianbank.com

The South Indian Bank Ltd., RO Kozhikode,
First Floor, Happy Towers, Vaikkom
Mohammed Basheer Road, Mananchira(PO),
Kozhikode Pin-673001
Phone: 0495 2726726/2726727
Email: ro1004@sib.co.in