



Regional Office Kozhikode

TENDERCUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank (hereinafter referred as AO) had issued Demand Notice dated 19/10/2017 to (1) **M/s. Sun Business Corporation**, Represented by its partners, Room No. 3/590A, Kottaram Road, East Nadakkavu, Wayanad Road, Kozhikode-673011, (2) **Mr. Baiju Shyam Kumar**, S/o. Mr. Kumaran.P, Partner , M/s. Sun Business Corporation Room No.3/590A, Kottaram Road, East Nadakkavu, Wayanad Road, Kozhikode-673011, Residing at 19/169, Shyam Nivas, Paruthuli, PO Kottooli, Kozhikode-673016, (3) **Mr. Prasanth E**, S/o Late Gangadharan Nair, Partner , M/s. Sun Business Corporation Room No.3/590A, Kottaram Road, East Nadakkavu, Wayanad Road, Kozhikode-673011, residing at Edakkandiyil House, Kalyani Nilayam, Chathamangalam NIT Post, Kozhikode -673016, (4) **Mr. Sudheer Kumar P**, S/o. Mr. Balakrishnan Nair, Partner of M/s Sun Business Corporation Room No.3/590A, Kottaram Road, East Nadakkavu, Wayanad Road, Kozhikode-673011, residing at Krishna Kripa, PO Kottooli, Kozhikode-673016, and guarantors (5) **Mrs. Sunitha Shyam Kumar**, W/o Mr. Baiju Shyam Kumar, 19/169, Shyam Nivas, Paruthuli, PO Kottooli, Kozhikode-673016, (6) **Mrs. Prema E**, W/o Late Gangadharan Nair, Edakkandiyil House, Kalyani Nilayam, Chathamangalam NIT Post, Kozhikode -673016, (7) **Mr. Pramod E**, S/o Late Gangadharan Nair, Edakkandiyil House, Kalyani Nilayam, Chathamangalam NIT Post, Kozhikode -673016 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 Item No. 1 and Item No. 2 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 **12/01/2018 and 04/12/2019** respectively.

AND WHEREAS, the borrower/partners/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.3,84,30,172.06 (Rupees Three Crores Eighty Four Lacs Thirty Thousand One Hundred and Seventy Two and Paise Six Only) as per the claim in Original Application No. 579/2017 before the Hon'ble DRT- I, Ernakulam as on 12/10/2020 with further interest and costs, subject to the following terms and conditions: -

Name of Property Owner	Item No. 1 - Mr. Baiju Shyamkumar and Mr. Edakandiyil Prasanth Item No. 2 - Mr. Sudhir Kumar
Description of property	<u>Item No. 1</u> All that part and parcel of 13.765 Ares (equivalent to 34 Cents) of land with all rights and improvements therein situated in Re Sy. No. 20/4, (Old Sy. No. 28/5,6) of Chathamangalam Village, Kozhikode Taluk, Kozhikode District in the joint

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
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	<p>name of Mr. Baiju Shyamkumar & Mr. Edakandiyil Prasanth morefully described in Jenmam Assignment Deed No.1944 of 2010 dated 28.05.2010 of Chathamangalam SRO, bounded on North by : Lane , South by: Property owned by others , East by : Remaining portion & property owned by others and West by : Panchayath road .</p> <p><u>Item No. 2</u></p> <p>All that part and parcel of 17.37 Ares (equivalent to 43 Cents) of land with residential building with all rights and improvements therein situated in Re Sy. No. 73/1 (Old Sy. No. 55/1) of Kunnamangalam Village, Kozhikode Taluk, Kozhikode District in the name of Mr. Sudhir Kumar morefully described in Jenmam Assignment Deed No.2223 of 2009 dated 24.07.2009 of Chathamangalam SRO, bounded on North by : Property owned by Pramod Kumar , South by : Property owned by Haritha Kumari , East by: Kuzhimayil Kizhakke Khandam parambu and West by Lane .</p>
Reserve Price	<p>Item No. 1 - Rs. 73,00,000/- (Rupees Seventy Three Lacs only)</p> <p>Item No. 2 - Rs. 1,82,75,000/- (Rupees One Crore Eighty Two Lacs Seventy Five Thousand only)</p>
Earnest Money Deposit (EMD)	<p>Item No. 1 - Rs. 7,30,000/- (Rupees Seven Lacs Thirty Thousand only)</p> <p>Item No. 2 - Rs. 18,27,500/- (Rupees Eighteen Lacs Twenty Seven Thousand and Five Hundred only)</p>
Date and Place of Sale	25/11/2020, 12.30 PM, The South Indian Bank Ltd., Kunnamangalam Branch, Building No. 18/507, Karanthur, Kozhikode, Kerala – 673 571.

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/ Kozhikode West Hill Branch at 1/274 G, Al-Zahra Plaza, Chakkorathukulam, Kannoor Road – 673 006/ Kunnamangalam Branch, Building No. 18/507, Karanthur, Kozhikode, Kerala – 673 571 and Regional Office at Kozhikode, 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.

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- 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, Kunnamangalam Branch along with the Tender in a sealed cover before 12.00 PM on 25/11/2020.
- 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 25/11/2020 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.
- 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 properties from 01/07/2014 to 31/10/2020 and it contains no encumbrance.

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17) For any further information and for inspection of property, the intended Tenderers may contact the Authorised Officer or The South Indian Bank Ltd., Kozhikode West Hill Branch/Kunnamangalam Branch during working hours.

For The South Indian Bank Ltd.

Date : 12/10/2020
Place : Kozhikode


Authorised Officer
AUTHORISED OFFICER
(CHIEF MANAGER)



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