

REF No: RO-KZD /SAR/SALE/13/2022-23

Date: 06.12.2022

(BY REGISTERED POST WITH A/D)

TENDER CUM AUCTION SALE NOTICE

To

1)	Mrs. Bushrath (Proprietress: M/s BSA Rexine Bags) Mangattuthodika Pullichola (H) Kalanthiyil Thuvakkad Road Vayanasala Pathapiriyam Malappuram 676 123	2)	Mr. Sidique M T @ Mangattuthodika Sidique Mangattuthodika Pullichola (H) Kalanthiyil Thuvakkad Road Vayanasala Pathapiriyam Malappuram 676 123
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Dear Sirs/ Madam,

WHEREAS the Authorised Officer of the Bank had issued, in the CCOL limit of A/c: M/s BSA Rexine Bags & Housing Loan in the name of Mrs Bushrath & Mr Sidique M T with Branch - Edavanna Demand Notice CLT/RO/GEN/14/16-17_dated 18.08.2016 to (1) Mrs. Bushrath (Proprietress: M/s BSA Rexine Bags), (2) Mr. Sidique M T 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 symbolic 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 08.03.2017 and thereafter physical possession taken on 18.10.2019.

AND WHEREAS, the borrowers have failed to pay the amount, 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. 49,78,610.71 (Rupees Forty Nine Lakh Seventy Eight Thousand Six Hundred and Ten and Paise Seventy One Only)** as on **05.12.2022** with regard to the facilities with further interest, penal interest and costs, as per OA 350/2019 filed before DRT-I Ernakulam subject to the following terms and conditions: -



Name of Property Owner	Mr. Mangattuthodika Sidique
Description of property	All that part and parcel of land admeasuring 10 Cents (0.0405 Hectares) of land with residential building situated under Survey No.308/1 (old) Block No.73 Re Survey No. 74/5pt of Edavanna Village, Ernad Taluk, Malappuram District, together with all rights and improvements there in, in the name of Mr. Mangattuthodika Sidique morefully described in Registered Jenmam Assignment Deed No: 7747/2008 dated 27.09.2008 of SRO Manjeri bounded on : East: Ubaidulla Possession South: 6 Feet Way West: Rest of the land North: Sarojini Possession
Reserve Price	Rs 18,00,000/- (Rupees Eighteen Lakhs Only)
Earnest Money Deposit (EMD)	Rs. 1,80,000/- (Rupees One Lakh Eighty Thousand) shall be paid on or before 10 AM on 27.12.2022 by way of DD drawn in favour of "The Authorised Officer, The South Indian Bank Ltd." payable at Kozhikode or through RTGS to Account No 0412073000000541 held by 'The Authorised Officer' in The South Indian Bank Ltd, Kozhikode S M Street branch (IFSC: SIBL000412).
Date and Place of Sale	On 27.12.2022 at 11 AM .at The South Indian Bank Ltd, Regional Office, Kozhikode at 1st Floor, Happy Towers, Ward No. 7, Mananchira, Vaikom Mohammed Basheer Road, Kozhikode, Kerala - 673 001

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/ Notice Board at Edavanna Branch at Do.No.J/159A, Parari

- Complex, Central Bazar, Edavanna. Malappuram, Kerala, Pin Code-676541 and Kozhikode Regional Office at 1st Floor, Happy Towers, Ward No. 7, Mananchira, Vaikom Mohammed Basheer Road, Kozhikode, Kerala - 673 001 and also visit the scheduled property and satisfy as to its area, boundaries etc, ownership, title, encumbrances, 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 DD drawn in favour of "The Authorised Officer, The South Indian Bank Ltd." payable at Kozhikode or through RTGS to Account No 0412073000000541 held by 'The Authorised Officer' in The South Indian Bank Ltd, Kozhikode S M Street branch (IFSC: SIBL000412).**
 - 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 10 AM on 27.12.2022.
 - 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 27.12.2022 at 11 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 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 Authorised Officer.
 - 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 01.01.1980 to 18.02.2022 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., Edavanna Branch, during working hours or may contact Legal Officer at The South Indian Bank Ltd, Regional Office, Kozhikode at 1st Floor, Happy Towers, Ward No. 7, Mananchira, Vaikom Mohammed Basheer Road, Kozhikode, Kerala - 673 001 Contact No: 0495.2726727.



Authorised Officer

Date: 06.12.2022
Place: Kozhikode

AUTHORISED OFFICER
(CHIEF MANAGER)