



Regional Office Kozhikode, First Floor, Happy Towers, Vaikom Mohammed Basheer Road, Mananchira(PO), Kozhikode Pin-673001, Phone:0495 2726726/2726727, Email: [ro1004@sib.co.in](mailto:ro1004@sib.co.in)

(BY REGISTERED POST WITH A/D)

REF. RO-KKD/LEG/SARFAESI/25 /22-23

Date: 20.05.2022

To

1) <b>Mr. Shafi Reneesh K P</b> S/o Muhammed Basheer, Proprietor of M/s. K R & Pookkattil Automobiles, Jubilee Road, Perinthalmanna, Malappuram-679 322  <u>Also at:-</u> Kozhippadan House, Tuvvur P.O., Malappuram-679 327	2) <b>Mrs. Silviya K</b> W/o Shafi Reneesh K P, Kozhippadan House, Tuvvur P.O., Malappuram-679 327  <u>Also at:-</u> Kavungal House, Pathaikkara P.O., Perinthalmanna, Malappuram-679 322
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**TENDER CUM AUCTION SALE NOTICE**

WHEREAS the Authorised Officer of the Bank (hereinafter referred as AO) had issued Demand Notice RO-KKD/LEG/SARFAESI/19/21-22 dated 28.06.2021 to Borrower **Mr. Shafi Reneesh K P**, S/o Muhammed Basheer, Proprietor of M/s. K R & Pookkattil Automobiles, Jubilee Road, Perinthalmanna, Malappuram-679 322 Also at Kozhippadan House, Tuvvur P.O., Malappuram-679 327 and Guarantor **Mrs. Silviya K**, W/o Shafi Reneesh K P, Kozhippadan House, Tuvvur P.O., Malappuram-679 327 Also at Kavungal House, Pathaikkara P.O., Perinthalmanna, Malappuram-679 322 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 property, 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 05.10.2021.

AND WHEREAS, the borrower and guarantor have failed to pay the amount in full, Notice is hereby given that the immovable property 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 South Indian Bank Ltd., Regd. Office: Thrissur, Kerala. CIN: L65191KL1929PLC001017  
Head Office: SIB House, T B Road, PB No. 28, Mission Quarters, Thrissur 680001, Kerala.  
Tel. 0487-2420020 Fax. 0487- 2442021 Toll free (India) 1800-843—1800, 1800-425-1809  
Website : [www.southindianbank.com](http://www.southindianbank.com)





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the place mentioned herein below for realization of a sum of Rs. 1,05,97,588.93 (Rupees One Crore Five Lakhs Ninety Seven Thousand Five Hundred Eighty Eight and Paise Ninety Three Only) as on 19.05.2022 with further interest and costs thereon, subject to the following terms and conditions: -

Name of Property Owner	Mr. Shafi Reneesh K P
Description of property	All that part and parcel of land admeasuring 117.50 Cents (47.55 Ares) and all other usufructs and improvements thereon in Sy. No. 29/4, 31/1A situated in Alanallur-2 Village, Mannarkkad Taluk, Palakkad District, owned by Mr. Shafi Reneesh K P, more particularly described in Registered Jenmam Deed No. 1708/2018 dated 10.08.2018 of SRO Perinthalmanna, with following boundaries:-  North : Property of Jameela and Others East : Property of Jameela and Others South : Property of Gopalakrishnan West : Property of Gopalakrishnan and Way
Reserve Price	<b>Rs. 1, 20, 00,000.00 (Rupees One Crore Twenty Lakhs only)</b>
Earnest Money Deposit (EMD)	Rs.12,00,000.00 [ Rupees Twelve Lakhs Only] Earnest Money Deposit [EMD] shall be paid by way of DD drawn in favour of "Authorised Officer, The South Indian Bank Limited" payable at Kozhikode /RTGS to "the Account No. 0412073000000541 of Authorised Officer, The South Indian Bank Ltd." Kozhikode S M Street Branch and IFSC/NEFT Code is SIBL0000412 along with tender letter in a sealed cover to the Authorised Officer on or before 11.00 AM on 29.06.2022
Date and Place of Sale	29.06.2022 at 11.30 AM at <b>The South Indian Bank Ltd</b> , Tharayil Plaza, Pattambi Road, Perinthalmanna P.O., Malappuram, Kerala-679 322.

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### 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 assets are 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/ Perinthalmanna Branch at Tharayil Plaza, Pattambi Road, Perinthalmanna P.O., Malappuram, Kerala-679 322 Phone Number 0493-3226645,226614 and Regional Office Kozhikode, First Floor, Happy Towers, Vaikom Mohammed Basheer Road, Mananchira(PO), Kozhikode, Pin-673 001 and also visit the scheduled property and satisfy as to their 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 DD drawn in favour of "The Authorised Officer, The South Indian Bank Ltd." payable at Kozhikode. RTGS payment is to be made to "Authorised Officer's" a/c No: 0412073000000541 maintained at Kozhikode SM Street Branch and IFSC/NEFT Code is SIBL0000412.
- 5) Interested Tenderers shall submit Demand Draft / RTGS Receipt as the case may be for the EMD at The South Indian Bank Ltd, Perinthalmanna Branch along with the Tender in a sealed cover before 11.00 AM on 29.06.2022.
- 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

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- 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 29.06.2022 at 11.30 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 property 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.

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- 16) The Authorised Officer has obtained EC/ search report regarding the property from 01.01.1986 to 01.05.2022 and it contains no encumbrance.
- 17) For any further information and for inspection of property, the intended Tenderers may contact the Authorised Officer of The South Indian Bank Ltd, Kozhikode Regional Office or The South Indian Bank Ltd., **Perinthalmanna** Branch during working hours.

For The South Indian Bank Ltd.

Authorised Officer

Date : 20.05.2022

Place : Kozhikode



**AUTHORISED OFFICER**  
**(CHIEF MANAGER)**

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