

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank had issued Demand Notice dated 28.01.2020 to Borrowers/Guarantors (1) Afeef Cashew Company, Rep. by its Managing Partner, Mr.P.A.Mohammed Najeeb, No. KP III, Door No. 83 A, Mangadu.P.O., Kollam-691 015 (2) Mr. P.A.Mohammed Najeeb, Partner M/s. Afeef Cashews, S/o. P K Ahemmed, (3) Mrs. Rajila Najeeb, Partner M/s. Afeef Cashews, W/o. P.A.Mohammed Najeeb, and (4) Mr.Mohammed Abbas, Partner M/s. Afeef Cashews, S/o. P.A.Mohammed Najeeb, all (2) (3) and (4) residing at AL-Abbas, Thattamala.P.O., Kollam-691 020; 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 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 11.08.2020.

AND WHEREAS, the Borrowers/Guarantors 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 total amount of Rs.53,14,17,932.84ps (Rupees Fifty Three Crores Fourteen Lakhs Seventeen Thousand Nine Hundred Thirty Two and Paise Eighty Four only) being the sum of outstanding in the loan accounts as on 05.02.2023 together with further interest and costs, (as per the claim in O.A.No.460/2017 filed before Hon'ble Debt Recovery Tribunal (DRT) - II, Ernakulam) subject to the following terms and conditions :

Details of Property:-

Item No. 1	
Name of Property Owner	Mrs. Rajila Najeeb
Description of property	All that part and parcel of Land measuring 40.07 Ares along with factory sheds/building totally admeasuring approximately 18130 Sq. ft. bearing door No. I/ 506 to 511 (New No. I/452, A, B, C, D, E & F) of Bharanikkavu Panchayath and all other improvements therein situated under Sy. No. 95/3A-1, 3A-2, 3B, 3C, Re. Sy. No. 31/29, Resurvey block No. 13, Bharanikkavu Village , Mavelikkara Taluk, Alappuzha District owned by Rajila Najeeb morefully described in Sale Deed No. 174/2009 of Bharanikkavu SRO bounded: North : Property of Pappy John South : Properties of Radhakrishna Pillai and Saraswathi East : Panchayath Road West : Property of Lurdh Alexander Alice
Reserve Price	Rs.1,06,00,000/- (Rupees One Crore Six Lakhs only)
Earnest Money Deposit (EMD)	Rs.10,60,000/- (Rupees Then Lakhs Sixty Thousand only)

Item No. 2	
Name of Property Owner	Mr.Mohammed Abbas

The South Indian Bank Ltd., Regional Office-Thiruvananthapuram at TC 31/151, YWCA Building, 3rd floor, M.G. Road, Spencer Junction Statue, Trivandrum, Kerala- 695 001, Ph: 0471 – 2469584, 2469558, Email id: ro1007@sib.co.in

The South Indian Bank Ltd., Registered/Head Office, 'SIB HOUSE', TB Road, Mission Quarters, Thrissur-680 001, Tel No: (0487) 2420020 E-mail: sibcorporate@sib.co.in; Website: www.southindianbank.com; Corporate Identity Number: L65191KL1929PLC001017

Description of property	All that part and parcel of Land measuring 37.70 Ares long with factory building admeasuring approximately 10636 Sq. ft. bearing door No. XVI/ 845 to 852 of Chavara Panchayath (New No. CP XVIII – 354 to 365) with all other improvements therein situated under Sy. No. 6241, 6242, Re. Sy. No. 521/5/2, Re Survey Block No. 19, Chavara Village , Karunagappalli Taluk, Kollam District owned by Mohammed Abbas morefully described in document No. 1806/2013 of Chavara SRO, bounded: North : Property of Leena, Vrindavanam South : Property of Mohanan East : Road, Property of Sreedevi Amma, Gopika Bhavanam West : Property of Padmavathy, Kulathinte Kizhakkathil
Reserve Price	Rs.1,47,67,000/- (Rupees One Crore Forty Seven Lakhs Sixty Seven Thousand only)
Earnest Money Deposit (EMD)	Rs.14,76,700/- (Rupees Fourteen Lakhs Seventy Six Thousand Seven Hundred only)

Item No. 3	
Name of Property Owner	Mrs. Rajila Najeeb
Description of property	All that part and parcel of Land measuring 11.63 Ares and 6.07 Ares (totally 17.70 Ares) with factory building admeasuring approximately 7489 Sq. ft. bearing door No. KP III/ 83 A & B of Kollam Corporation with all other improvements therein situated with all other improvements therein situated under Sy. No. 1464/ 3- 2, Re. Sy. No. 234/12 and 234/2, Re Survey Block No. 15, Mangad Village , Kollam Taluk, Kollam District owned by Rajila Najeeb morefully described in document No. 706/2001 of Kilikolloor SRO bounded: North : Property of Palliya Njarakkal Thavoott South : Property of Babbay East : Road West : Property of Thadathil and Devan
Reserve Price	Rs.1,40,07,000/- (Rupees One Crore Forty Lakhs Seven Thousand only)
Earnest Money Deposit (EMD)	Rs.14,00,700/- (Rupees Fourteen Lakhs Seven Hundred only)

Item No. 4	
Name of Property Owner	Mr.P A Mohammed Najeeb
Description of property	All that part and parcel of Land measuring 35.88 and 3.60 Ares (totally 39.48 Ares) with factory building admeasuring approximately 12507 Sq. ft. bearing Door No. 369 to 377 of Ward III of Navaikulam Panchayat with all other improvements therein situated under Sy. No. 1415/106-3, 39A2, 39-3-1, 39-4, Re. Sy. no. 371/9, 372/7, Re Survey Block No. 24, Navayikkulam Village, Varkkala Taluk, Thiruvananthapuram District owned by M/s. Afeef Cashew Company represented by its Managing Partner Mr.P A Mohammed Najeeb

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	and described in document No. 2233/2014 of Navayikkulam SRO bounded: North : Property of Naseem, Gomathi amma South : Road and Property of Hamsa East : Property of Sulaiman, Naseema beevi, Nihasa West : Property of Nisar, Nisam and Hamsa
Reserve Price	Rs.83,00,000/- (Rupees Eighty Three Lakhs only)
Earnest Money Deposit (EMD)	Rs.8,30,000/- (Rupees Eight Lakhs Thirty Thousand only)

(EMD shall be paid before 10.30 am on 15.03.2023 by way of DD drawn in favour of "Authorized Officer, The South Indian Bank Limited" payable at Trivandrum or by RTGS/NEFT/Net banking to The Authorised Officer's Account No. 0119073000002021 maintained at Trivandrum Main Branch (IFSC/NEFT Code is SIBL0000119).

Date and Place of Sale	15.03.2023	The South Indian Bank Limited, Regional Office, 3 rd Floor, YWCA Building, MG Road, Spencer Junction, Thiruvananthapuram
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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 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/ Kollam Branch and Trivandrum Regional Office, TC 31/151, YWCA Building, 3rd floor, M.G. Road, Spencer Junction Statue, Trivandrum, Kerala- 695 001 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 Trivandrum/RTGS/NEFT/net banking to Authorised Officer Account No. 0119073000002021 maintained at Trivandrum Main Branch (IFSC/NEFT Code is SIBL0000119)
- 5) Interested Tenderers shall submit Demand Draft for the EMD at The South Indian Bank Ltd, Regional Office, Trivandrum along with the Tender in a sealed cover before 10.30 AM on **15.03.2023**.
- 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,

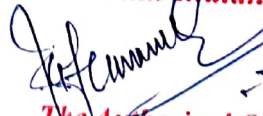
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- reject or return any or all the Tenders already submitted and the Bank will not entertain any claim or representation in that regard from the Tenderers.
- 8) The Sealed Tenders will be opened by the Authorised Officer on **15.03.2023 at 11.00AM**. 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 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 report of all the properties from 01.01.1992 to 12.12.2022 and has noted encumbrance entries on all the same. However, the said encumbrances being subsequent to the mortgage, is not binding bank, and the bank being secured creditor has first charge by way of priority over the mortgaged properties and the sale proceeds thereof.
 - 17) For any further information and for inspection of property, the intended Tenderers may contact the Authorised Officer [Phone No. (+91)9746188871, (+91) 471-2469584, (+91) 471-2469558. The South Indian Bank Ltd., Kollam Branch [Phone No (+91) 0474-2740591, (+91)9995080161] during working hours.

Date : 06.02.2023
Place: Trivandrum

For The South Indian Bank Ltd.


The Authorised Officer
**AUTHORISED OFFICER
(CHIEF MANAGER)**

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