

THE SOUTH INDIAN BANK LTD.
REGIONAL OFFICE: Thiruvananthapuram

The South Indian Bank Ltd, Regional Office-Thiruvananthapuram, 3rd Floor, YWCA Buildings, M. G. Road, Spencer Junction, Statue, Thiruvananthapuram, Kerala - 695 001, Phone:0471-2469584/ 2469558/ 2579558, Email:ro1007@sib.co.in

RO-TVM/756/ SH/ SAR/ SALE/ RRA/RA /3/2022-23
Date:07.01.2022

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank had issued, Demand Notice dated 07-02-2022 to the borrowers (1) Mr Abdul Latheef A, Roaduvila Puthenveedu,Elamapalloor P O,Kundara,Kollam-691501 and (2) Mr A M Hakkim , Thamburu House,SV Nagar 41,Puliyathumukku,Ayathil P O,Kollam-691010 and the Guarantor (3) Mrs Shameena S, Roaduvila Puthenveedu,Elamapalloor P O ,Kundara,Kollam-691501 , 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 **15-06-2022**

AND WHEREAS, the borrower/ co-obligant/ guarantor 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 a sum of Rs. 2,65,17,144.07 (Rupees Two Crore Sixty Five Lakh Seventeen Thousand One Hundred and Forty Four and Paise Seven Only) with regard to the KCC facility [A/c No. **07566560000000008**] in the name of **Mr Abdul Latheef A and Mr A M Hakkim** with the Kundara Branch of the Bank,along with further interest, penal interest and costs, subject to the following terms and conditions: -

ITEM NO -1	
Name of Property Owner	Mr Abdul Latheef
Description of property	All that part and parcel of residential property admeasuring 8.35 Ares[4.90 Ares+3.45 Ares] along with building having a total built in area of about 2830 Sq.Ft,bearing Door No IX/825 of Kundara Grama Panchayath and all other constructions, improvements, easementary rights existing and appurtenant thereon situated in Sy.No.8233,Re.Sy.Nos.425/5 & 425/5/2 of "Mulavana"Village,Kollam Taluk,Kollam District and owned by Mr Abdul Latheef, more fully described in Sale Deed No.6200/2011. Dated 12.12.2011 of Sub Registrar Office



	Kundara and bounded on as per location sketch by Village Officer dated 31.10.2021 North : Property of Salim East : Property of Salim South: Way West : Way
Reserve Price	Rs: 1,10,80,000/- (Rupees One Crore Ten Lakhs Eighty Thousand only)
Earnest Money Deposit (EMD)	Rs: 11,08,000/- (Rupees Eleven Lakhs Eight Thousand only)
Date and Place of Sale	17.02.2023 at 11.00 AM at The South Indian Bank Limited, Regional Office, 3 rd Floor, YWCA Building, MG Road, Spencer Junction, Thiruvananthapuram

ITEM NO - 2	
Name of Property Owner	Mr A M Hakkim
Description of property	All that part and parcel of residential property admeasuring 40.34 Ares[6 Ares+4.20 Ares+3.50 Ares+1.80 Ares+8.09 Ares+1.24 Ares+5.06 Ares+2.01 Ares+3.24 Ares+5.20 Ares] along with building having a total built in area of about 600 Sq.Ft,bearing Door No.XVIII/34 of Chathannoor Grama Panchayath and all other constructions, improvements, easementary rights existing and appurtenant thereon situated in Sy.Nos.5268/116,1219A/2,1215/B2,1214/1,1217,1218/1,1213,5 268A/113-117,1216/1-2,Re.Sy.Nos.177/19,177/6,177/16,177/18,177/1-2,177/5-1,177/5-2,177/1,177/11-2 and 177/10,Block No.32 of Meenad Village,Kollam Taluk,Kollam District and owned by Mr A M Hakkim,more fully described in Sale Deed No.532/2015 dated 25.02.2015 of Sub Registrar Office Chathannoor and bounded on North :Property of Shefeek East: Properties of Sasidharan and Lailathu Beevi South: Property of Abdul Rasheed West:Road
Reserve Price	Rs: 1,24,20,000 (Rupees One Crore Twenty Four Lakhs Twenty Thousand only)
Earnest Money Deposit (EMD)	Rs: 12,42,000 (Rupees Twelve Lakhs Forty Two Thousand only)
Date and Place of Sale	17.02.2023 at 12.00 AM at The South Indian Bank Limited, Regional Office, 3 rd Floor, YWCA Building, MG Road, Spencer Junction, Thiruvananthapuram



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/
Branch:Kundara at DO.NO.EP/XV/736-751, KALLARACKAL BUILDING, MUKKADA JUNCTION, KUNDARA P.O, KOLLAM, KERALA-691501 and **Regional Office-Thiruvananthapuram** at 3rd Floor, YWCA Buildings, M. G. Road, Spencer Junction, Statue, Thiruvananthapuram, 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 Kundara or through RTGS to Account No: 0119073000002021 held by “ The Authorised Officer” in The South Indian Bank Ltd, Branch- Trivandrum Main (IFSC Code: SIBL0000119)
- 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, Trivandrum along with the Tender in a sealed cover before 11.00 AM on 17.02.2023.
- 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, 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 17.02.2023 at 11.00 AM With respect to Item No -1 property and at 12.00PM with respect to Item No – 2 property 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 of 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 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 properties from 01.01.1994 to 02.01.2023 and it contains no encumbrance/ (encumbrance as stated below. However, the said encumbrance has been created after mortgaging the property in favour of the Bank. There is no encumbrance over the property to the knowledge of the Bank other than those mentioned herein).*
- 17) For any further information and for inspection of property, the intended Tenderers may contact the Authorised Officer or The South Indian Bank Ltd., Branch **Kundara** during working hours or may contact Mr.Rinoy Anto at the South Indian Bank Ltd Trivandrum Regional Office

For The South Indian Bank Ltd.


The Authorised Officer

AUTHORISED OFFICER

Date: 07.01.2023

Place: Trivandrum

