

The South Indian Bank Ltd, Regional Office-Kozhikode, 1st Floor, Happy Towers, Ward No. 7, Mananchira,
Vaikom Mohammed Basheer Road, Kozhikode, Kerala - 673 001, Phone:0495-2726726/ 2726727,
Email:ro1004@sib.co.in

Ref: RO-KKD/SAR/TDR/04/2023-24

Date: 05-06-2023

TENDER CUM AUCTION SALE NOTICE

WHEREAS, the Authorised Officer of the Bank had issued Demand Notice dated 04-06-2021 to the Borrowers (1) Lavanya Trading Company, (A partnership firm represented by its partners) Door No. 7/1151A, 7/1151C, Kalpaka Building, Town Hall Road, Kozhikode 673 001, (2) Mr. Muhammed Riyas N K, S/o. Kuttiyemmu, (Partner M/s. Lavanya Trading Company) at Door No. 7/1151A, 7/1151C, Kalpaka Building, Town Hall Road, Kozhikode 673 001 & residing at Naduvilkandiyil House, Vavad P O, Kozhikode - 673 572, (3) Mr. Aziz Kalathingal Purayil, S/o. Kunhoyi, (Partner M/s. Lavanya Trading Company) at Door No. 7/1151A, 7/1151C, Kalpaka Building, Town Hall Road, Kozhikode 673 001 & residing at Kalathingal Purayil House, Manipuram P O, Koduvally, Kozhikode - 673 584 (4) Mr. Majeed Kalathingal Purayil S/o. Kunhoyi, (Partner M/s. Lavanya Trading Company) at Door No. 7/1151A, 7/1151C, Kalpaka Building, Town Hall Road, Kozhikode 673 001 & residing at Kalathingal Purayil House, Manipuram P O, Koduvally, Kozhikode - 673 584 (5) Mr. Nazar Koyathangal C P, S/o. Pokoya Thangal, Partner M/s. Lavanya Trading Company) at Door No. 7/1151A, 7/1151C, Kalpaka Building, Town Hall Road, Kozhikode 673 001 & residing at Chevidakkam Parakkal, Vavad P O, Koduvally, Kozhikode - 673 572 (6) Mr. Kuttiyemmu N K, S/o. Mammunni, (Partner M/s. Lavanya Trading Company) at Door No. 7/1151A, 7/1151C, Kalpaka Building, Town Hall Road, Kozhikode 673 001 & residing at Naduvilkandiyil House, Vavad P O, Kozhikode - 673 572 & Guarantor (7) **Mr. Siyali N K**, S/o. Mammunni, Naduvilkandiyil House, Vavad P O, Kozhikode - 673 572 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(Item-1), 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 26-11-2021 and Item No-2 Property was on 18-10-2022.

AND WHEREAS, the Borrower/Guarantor have failed to pay the amount, 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 (with respect to the lie, nature and physical status of the secured asset/s), on the date and at the place mentioned herein below for realization of a sum of Rs.6,48,74008.69 (Rupees Six Crore Fourty Eight lakh Seventy Four Thousand Eight and Sixty Nine Only) as on 04-06-2023, with further interest, penal interest and costs, in the account/s of M/s. Lavanya Trading Company with Kozhikode West Hill Branch of the Bank, subject to the following terms and conditions: -

The South Indian Bank Ltd, Regional Office-Kozhikode, 1st Floor, Happy Towers, Ward No. 7, Mananchira,
Vaikom Mohammed Basheer Road, Kozhikode, Kerala - 673 001, Phone:0495-2726726/ 2726727,
Email:ro1004@sib.co.in

Item No:1

Name of Property Owner	Mr. NK Kuttyemu and Mr N K Siyyali
Description of property	<p>All that part and parcel of land admeasuring 31.9737 Ares[28.7337 Ares+3.24 Ares] (equivalent to 79 Cents) and all other usufructs and improvements thereon, in Re Sy. No. 5/1(Old Sy. No. 2), situated in Vavad Village, Thamarasserry Taluk, Kozhikode District, owned by Mr. N K Kuttyemmu and Mr. N K Siyyali, more particularly described in Jenmam Assignment Deed No. 1055/2015 dated 17/03/2015 of SRO, Koduvally, with following boundaries:-</p> <p><u>1st Takh[28.7337 Ares]</u> East : Kuni Paramba South : 2nd foot wide way West : Property Assigned to Mosque and 2nd Takh herein North : Thodu</p> <p><u>2nd Takh[3.24 Ares]</u> East : 1st Takh herein South : 2nd foot wide way West : Karadi Mampuram PWD Road North : Property Assigned to Mosque</p> <p>(As per Location Certificate issued by Village Office, Vavad) East : Edavazhy South : Vazhithalam West : Road and Property of Mosque North : Property of Mosque and Thodu</p>
Reserve Price	Rs. 2,06,19,000 (Rupees Two Crore Six Lakh Nineteen Thousand Only)
Earnest Money Deposit (EMD)	Rs. 20,61,900 (Rupees Twenty Lakh Sixty One Thousand Nine Hundred Only)
Date and Place of Sale	15-07-2023 at 11.00 AM at Regional Office - Kozhikode at 1st Floor, Happy Towers, Ward No. 7, Mananchira, Vaikom Mohammed Basheer Road, Kozhikode, Kerala - 673001 Ph:0495-2726726-2726727

The South Indian Bank Ltd, Regional Office-Kozhikode, 1st Floor, Happy Towers, Ward No. 7, Mananchira,
Vaikom Mohammed Basheer Road, Kozhikode, Kerala - 673 001, Phone:0495-2726726/ 2726727,
Email:ro1004@sib.co.in

Item No:2

Name of Property Owner	Mr N K Siyyali
Description of property	<p>All that part and parcel of land admeasuring 7.77 Ares (equivalent to 19.20 Cents) along with a residential building having built up area of 2100 Sq. Ft. (Approx.) and all other usufructs and improvements thereon, in Re Sy. No. 8/5 (Old Sy. No. 10/1), situated in Vavad Village, Thamarasserry Taluk (Previously Kozhikode Taluk) , Kozhikode District, owned by Mr. N K Siyyali more particularly described in Jenmam Assignment Deed No.1077/1996 dated 22/03/1996 (registered on 23/03/1996) of SRO, Koduvally, with following boundaries:-</p> <p><u>1st Takh[02 Cents]</u> East : Edavazhi South : Thak No.2 herein West : Property of Ukkayya North : Property of Ayammed –Kutty and Others</p> <p><u>2nd Takh[17.2 cents]</u> East : Edavazhy South : Rest of the property West : Property of Ukkayya North : Thak No.1 herein</p> <p>(As per Location Certificate issued by Village Office, Vavad)</p> <p>East: Property of P M Ahmmedkutty Haji, Way South: Property of T P Abdurahiman West: Property of T P Abdurahiman North: Property of Ayammedkutty</p>
Reserve Price	Rs. 66,13,000(Rupees Sixty Six Lakh Thirteen Thousand Only)
Earnest Money Deposit (EMD)	Rs. 6,61,300(Rupees Six Lakh Sixty One Thousand Three Hundred Only)
Date and Place of Sale	15-07-2023 at 11.30 AM at Regional Office - Kozhikode at 1st Floor, Happy Towers, Ward No. 7, Mananchira, Vaikom Mohammed Basheer Road, Kozhikode, Kerala – 673001 Ph:0495-2726726-2726727

The South Indian Bank Ltd, Regional Office-Kozhikode, 1st Floor, Happy Towers, Ward No. 7, Mananchira,
Vaikom Mohammed Basheer Road, Kozhikode, Kerala - 673 001, Phone:0495-2726726/ 2726727,
Email:ro1004@sib.co.in

TERMS AND CONDITIONS

- 1) The property will be sold on "as is where is" basis and "as is what is" condition (with respect to the lie, nature and physical status of the secured asset/s) 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 – Kozhikode West Hill at 1/1274 G, Al-Zahra Plaza, Chakkorathukulam, Cannanore Road, Nadakavu P O, Kozhikode, Kerala – 673006 **Ph : 0495- 2368021** and Regional Office - Kozhikode at 1st Floor, Happy Towers, Ward No. 7, Mananchira, Vaikom Mohammed Basheer Road, Kozhikode, Kerala – 673001 **Ph:0495-2726726-2726727** and also visit the scheduled property and satisfy as to its area, boundaries, 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, Branch Kozhikode S M Street (IFSC Code: SIBL0000412)
- 5) Interested Tenderers shall submit Demand Draft/ RTGS Receipt as the case may be for the EMD at The South Indian Bank Ltd. Kozhikode West Hill at 1/1274 G, Al-Zahra Plaza, Chakkorathukulam, Cannanore Road, Nadakavu P O, Kozhikode, Kerala - 673006 along with the Tender in a sealed cover before 11.00 AM on 15-07-2023
- 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 15-07-2023 at 11.30AM. 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



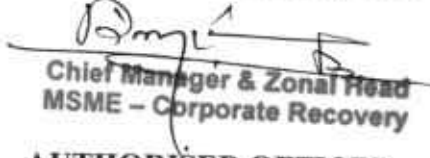
The South Indian Bank Ltd, Regional Office-Kozhikode, 1st Floor, Happy Towers, Ward No. 7, Mananchira,
Vaikom Mohammed Basheer Road, Kozhikode, Kerala - 673 001, Phone:0495-2726726/ 2726727,
Email:ro1004@sib.co.in

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 01-01-1986 to 15-10-2022 and it contains no encumbrance.
- 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 Kozhikode West Hill during working hours or may contact Kozhikode West Hill at 1/1274 G, Al-Zahra Plaza, Chakkorathukulam, Cannanore Road, Nadakavu P O, Kozhikode, Kerala - 673006
Ph : 0495- 2368021

Date:05-06-2023
Place: Kozhikode

For The South Indian Bank Ltd.


Chief Manager & Zonal Head
MSME - Corporate Recovery

**AUTHORISED OFFICER
(CHIEF MANAGER)**