



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

REGIONAL OFFICE KOZHIKODE

Ref: RO-KKD/SAR/TDR/22/2023-24

TENDER CUM AUCTION SALE NOTICE

Date:12.10.2023

WHEREAS, the Authorised Officer of the Bank had issued Demand Notice dated 03-04-2023 to the Borrowers (1) Mrs. Thithumma Arimbra & (2) Mr. Saidalavi Kunnathodi and the Guarantors (3) Mr. Askar Ali Kunnathodi, (4) Mr. Yazar Arafath Kunnathodi and Sulfikar Ali Kunnathodi & (6) M/s. Tip Top Furniture Pvt Ltd, No. 1 to 5 residing at Kunnathodi House, Ateeri P O, Puthur, Malappuram-676503 and No. 6 at Edarikode P O, Kottakkal, Malappuram-676501 (Company under liquidation and represented by liquidator - Mr. M. Suresh Kumar, M/s. SSP & Co. Chartered Accountants, No.27/9, Nivedh Vikas, Pankaja Mill Road, Puliyakulam, Coimbatore-641045), 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 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 04.07.2023.

AND WHEREAS, the borrowers and guarantors 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, "as is what is" and "whatever there 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. 1,80,35,018.58 (Rupees One Crore Eighty Lakhs Thirty Five Thousand Eighteen and paise Fifty Eight Only) as on 11.10.2023, with further interest, penal interest and costs, in the account/s of Mrs. Thithumma Arimbra and Mr. Saidalavi Kunnathodi with Kottakkal Branch of the Bank [M/s. Tip Top Furniture Pvt Ltd, the corporate guarantor under liquidation, is liable for Rs.1,65,96,122/- (Rupees One Crore Sixty Five Lakh Ninety Six Thousand One Hundred Twenty Two Only) being the admitted claim by the liquidator as per the Form D submitted], subject to the following terms and conditions: -

Name of Property Owner	M/s. Tip Top Furniture Pvt Ltd
Description of property	All that part and parcel of property admeasuring 9.93 Cents along with all other constructions, improvements, easementary rights existing and appurtenant thereon situated in Re. Sy No. 110/2 of Edarikode Village, Tirurangadi Taluk, Malappuram District and owned by M/s. Tip Top Furniture Pvt Ltd, more fully described in Jenmam Assignment Deed No. 1098/2013 dated 28.02.2013 of Sub Registrar Office Kottakkal and bounded on (as per location certificate issued by V.O Edarikode dated 27.04.2017), North: NH Road, East: Property of Thoombath Chukkan Veeran Haji, South: Property of Saidalavi Kunnathodi, West: Property of Saidalavi Kunnathodi.
Reserve Price	Rs. 2,95,41,000/- (Rupees Two Crore Ninety Five Lakh Forty One Thousand Only)
Earnest Money Deposit (EMD)	Rs. 29,54,100/- (Rupees Twenty Nine Lakh Fifty Four Thousand One Hundred Only)
Date and Place of Sale	15.11.2023 at 12.30PM at The South Indian Bank Ltd, Regional Office-Kozhikode, at Happy Towers, Door No.7/1164, Vaikom Mohammed Basheer Road P.O.Calicut, Ward No.7, Mananchira, Kozhikode, Kerala Pincode: 673001

TERMS AND CONDITIONS

- 1) The property will be sold on "as is where is" basis, "as is what is" and "whatever there 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 - Kottakkal at KPM Towers, Near Bus Stand, Main Road, Kottakkal, Malappuram, Kerala, Pin Code-676503 and Regional Office - Kozhikode at 1st Floor, Happy Towers, Ward No. 7, Mananchira, Vaikom Mohammed Basheer Road, Kozhikode, Kerala - 673001 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. Regional Office-Kozhikode xalong with the Tender in a sealed cover before 12.00 PM on 15.11.2023.
- 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 15.11.2023 at 12.30PM. 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 property from 01.01.1987 to 07.08.2023 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 Kottakkal during working hours or may contact 0495-2726726 at the South Indian Bank Ltd. Regional Office-Kozhikode, at Happy Towers, Door No.7/1164, Vaikom Mohammed Basheer Road P.O.Calicut, Ward No.7, Mananchira, Kozhikode, Kerala Pincode: 673001

Date: 12.10.2023

Place: Kozhikode

For The South Indian Bank Ltd.


Authorised Officer
Chief Manager (Kozhikode Region)

**AUTHORISED OFFICER
(CHIEF MANAGER)**

