

Ref: CLT.RO/Sale/6/2023-24
Dt: 06.11.2023
TENDER CUM AUCTION SALE NOTICE

WHEREAS, the Authorised Officer of the Bank had issued (i) Demand Notice dated 30.03.2018 in the account M/s. K P Stores (for CCOL) calling upon the borrower (1) Mr. Abdul Razack M P, S/o Late Abdu Rahiman M P, Proprietor of M/s. K P Stores, and the guarantors (2) Mrs. Fathima, W/o Late Abdu Rahiman M P, (3) Mr. Sakeer Hussain, S/o Late Abdu Rahiman M P, (4) Mr. Mujeeb Rahiman, S/o Late Abdu Rahiman M P, (5) Mr. Najumudheen, S/o Late Abdu Rahiman M P, (6) Mr. Noushad M P, S/o Late Abdu Rahiman M P, all are residing at Mecheri Pakideeri House, Thuvloor (P O), Malappuram District - 679327 and (ii) Demand Notice dated 07.07.2018 in the account Mr. Abdu Rahiman M P (since expired) & Mrs. Fathima (for Housing Loan) calling upon the borrower (1) Mrs. Fathima, W/o Late Abdu Rahiman M P and the guarantors/legal heirs of Late Abdu Rahiman M P (2) Mr. Abdul Razack M P, S/o Late Abdu Rahiman M P, (3) Mr. Sakeer Hussain, S/o Late Abdu Rahiman M P, (4) Mr. Mujeeb Rahiman, S/o Late Abdu Rahiman M P, (5) Mr. Najumudheen, S/o Late Abdu Rahiman M P, (6) Mr. Noushad M P, S/o Late Abdu Rahiman M P, all are residing at Mecheri Pakideeri House, Thuvloor (P O), Malappuram District - 679327, 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 27-07-2023.

AND WHEREAS, the borrower/guarantor/legal heirs 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.6,53,83,129.03 (Rupees Six Crores Fifty Three Lakhs Eighty Three Thousand One Hundred and Twenty Nine and Paise Three Only) as on 05.11.2023, with further interest, penal interest and costs, in the account/s of (i) M/s. K P Stores and (ii) Mr. Abdu Rahiman M P (since expired) & Mrs. Fathima with Karuvarakundu Branch of the Bank, subject to the following terms and conditions: -

Name of Property Owner	Mr. Abdu Rahiman (since expired) now devolved upon Mrs. Fathima, Mr. Sakeer Hussain, Mr. Mujeeb Rahiman, Mr. Najumudheen, Mr. Noushad and Mr. Abdul Razack M P being the legal heirs of Late Abdu Rahiman
Description of property	All that part and parcel of 1 Acres 18 ½ cents of land with three residential buildings with all rights and improvements therein situated in Old Sy. Nos. 456/1C, 456/1A, 448/1A1, Re. Sy. Nos. 141/6 and 141/14 of Block No. 150 of Thuvvur Village, Nilambur Taluk, Malappuram District, covered under Sale Deed No. 1548/1976 dated 20.08.1976 of SRO Melattur, owned by Mr. Abdu Rahiman (since expired) now devolved upon Mrs. Fathima, Mr. Sakeer Hussain, Mr. Mujeeb Rahiman, Mr. Najumudheen, Mr. Noushad and Mr. Abdul Razack M P being the legal heirs of Late Abdu Rahiman, bounded on the North by Paramba, South by Kudiyirippu Paramba, East by Panchayath Road and West by Kudiyirippu Paramba.
Reserve Price	Rs. 1,76,11,000/- (Rupees One Crore Seventy Six Lakh Eleven Thousand Only)
Earnest Money Deposit (EMD)	Rs. 17,61,100/- (Rupees Seventeen Lakh Sixty One Thousand One Hundred Only)

Date and Place of Sale	18.12.2023 at 11 A M at 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
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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 – Karuvarakundu at Holy Family Church Building, Nilambur - Perumbilavu State Highway, Karuvarakundu, Malappuram, Kerala-676523 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 along with the Tender in a sealed cover before 10 AM on 18.12.2023.
- 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 18.12.2023 at 11 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 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 01.01.1980 to 02.11.2023 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 Karuvarakundu during working hours or may contact 0495- 2726726 at the South Indian Bank Ltd, Regional Office Kozhikode.


Authorised Officer
Chief Manager (Kozhikode Region)

**AUTHORISED OFFICER
(CHIEF MANAGER)**

Date:06.11.2023
Place: Kozhikode

