

Ref: RO-KKD/SAR/TDR/09/2023-24
Date:09-08-2023
TENDER CUM AUCTION SALE NOTICE

WHEREAS, the Authorised Officer of the Bank had issued Demand Notice dated 13-08-2021 to the borrowers (1) M/s. Fantasy Sales Corporation, a partnership firm rep. by its partners, TGP/892C, Thrikkalangode, Marathani, Manjeri, Malappuram-676123, (2) Mr. Sahal N, Partner - M/s. Fantasy Sales Corporation, Neerulpan House, Al Hilal Manzil, Pathapiriyam, Edavanna, Malappuram-676123 & (3) Mrs. Shahanaz K M, Partner -M/s. Fantasy Sales Corporation, Neerulpan House, Al Hilal Manzil, Pathapiriyam, Edavanna, Malappuram-676123, 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 17-09-2022.

AND WHEREAS, the borrowers 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.3,67,68,882.49 (Rupees Three Crore Sixty Seven Lakh Sixty Eight Thousand Eight Hundred Eighty Two and Fourty Nine Paise Only) as on 08-08-2023, with further interest, penal interest and costs, in the account/s of M/s. Fantasy Sales Corporation with Malappuram Branch of the Bank, subject to the following terms and conditions:-

| | |
|-----------------------------|---|
| Name of Property Owner | Mr. Sahal N |
| Description of property | All that part and parcel of land admeasuring 106 cents along with a Residential Building having built in area of 1300 Sq.Ft., an Office Building having built in area of 700 Sq.Ft., a Godown having built in area of 10000 Sq.Ft. and AC Sheet Shed having built in area of 1000 Sq.Ft. bearing door number XXII/230-233 of Thrikkalangode Panchayth and all other constructions, improvements, Easementary Rights existing and appurtenant thereon situated in Sy.No. 231/5 in Thrikkalangode Village, Ernad Taluk, Malappuram District and owned by Mr. Sahal N, more fully described in Jenmam Assignment Deed No. 2567/2010 dated 31.03.2010 of Sub Registrar Office Manjeri and bounded on (as per location sketch): North: Panchayath Road East: Property of Poolamkunnan Mujeeb South: Property of Manapulath Ayisumma West: Property of Athimannil Fathima |
| Reserve Price | Rs. 1,01,58,000/- (Rupees One Crore One Lakh Fifty Eight Thousand Only) |
| Earnest Money Deposit (EMD) | Rs. 10,15,800/- (Rupees Ten Lakh Fifteen Thousand Eight Hundred Only) |
| Date and Place of Sale | 26-09-2023 at 11.30 AM at 14/243/A/A1/A2 Ward No.23, Pary Shopping Complex, Kozhikode Road P.B.#: 223, Malappuram P.O., Down Hill, Malappuram, Kerala, Pincode: 676519, PH : 0483-2737312 |

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 - Malappuram at Do.No.14/243/A/A1/A2, Ward No: 23, Pary Shopping Complex, Kozhikode Road, Down Hill, Malappuram, Kerala-676519 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 Malappuram Branch, 14/243/A/A1/A2 Ward No.23, Pary Shopping Complex, Kozhikode Road P.B.#: 223, Malappuram P.O., Down Hill, Malappuram, Kerala, Pincode: 676519 PH : 0483-2737312 along with the Tender in a sealed cover before 11.00 AM on 26-09-2023
- 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 26-09-2023 at 11.30 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 01-01-1996 to 18-05-2023 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 Malappuram Branch, 14/243/A/A1/A2 Ward No.23, Pary Shopping Complex, Kozhikode Road P.B.#: 223, Malappuram P.O., Down Hill, Malappuram, Kerala, Pincode: 676519 **PH : 0483-2737312** during working hours or may contact The South Indian Bank Ltd. Happy Towers 10/658, 1st Floor, Vaikom Muhammed Basheer Road, Kozhikode, Near Mananchira, Kozhikode S.M Street, Kerala, Pincode: 673001

Date: 09-08-2023

Place: KOZHIKODE



**AUTHORISED OFFICER
(CHIEF MANAGER)**