

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:CLT.RO/Sale/9/2023-24

Date: 21.11.2023

TENDER CUM AUCTION SALE NOTICE

WHEREAS, the Authorised Officer of the Bank had issued Demand Notice dated 19.11.2016 in the account (i) M/s. Zain Silks (CCOL), calling upon the borrowers (1) M/s. Zain Silks, Represented by its partners, Door No. KP III/731 A to 731 N, MMH Tower, Bypass Road, Kondotty – 673647, (2) Mr. Ashraf Alangadan, S/o Late Alangadan Komu, Partner of M/s. Zain Silks, Door No. KP III/731 A to 731 N, MMH Tower, Bypass Road, Kondotty – 673647, residing at Alangadan House, Calicut Airport P O, Kondotty – 673647, (3) Mr. Muhammed Ali M, S/o Moideen, Partner of M/s. Zain Silks, Door No. KP III/731 A to 731 N, MMH Tower, Bypass Road, Kondotty – 673647, residing at Kallingal House, Perumpuzha, Chathamangalam, Nenmara P O - 678508 and the guarantors (4) Mrs. Shahida, W/o Mr. Ashraf Alangadan, Alangadan House, Calicut Airport P O, Kondotty – 673647 & (5) Mrs. Shajidha P H, W/o Mr. Muhammed Ali M, Kallingal House, Perumpuzha, Chathamangalam, Nenmara P O - 678508 and in the account (ii) Mr. Ashraf Alangadan (Housing Loan), calling upon the borrower Mr. Ashraf Alangadan and the guarantor Mrs. Shahida, both are residing at Alangadan House, Calicut Airport P O, Kondotty - 673647, 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 10.02.2021.

AND WHEREAS, the borrowers/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.4,46,80,280/- (Rupees Four Crores Forty Six Lakhs Eighty Thousand Two Hundred and Eighty Only) as on 20.11.2023, with further interest, penal interest and costs, in the account/s of (i) M/s. Zain Silks and (ii) Mr. Ashraf Alangadan with Kondotty Branch of the Bank, subject to the following terms and conditions: -

Name of Property Owner	Mr. Ashraf Alangadan
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The South Indian Bank Ltd., Regd. Office: Thrissur, Kerala. CIN: L65191KL1929PLC001017

Head Office: SIB House, T B Road, PB No. 28, Mission Quarters, Thrissur 680001, Kerala.

Tel. 0487-2420020 Fax. 0487- 2442021 Toll free (India) 1800-843—1800, 1800-425-1809

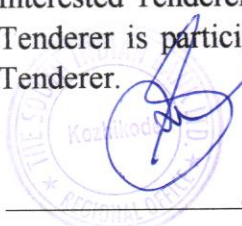
Website : www.southindianbank.com

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Description of property	All that part and parcel of 0.0728 Hectare (equivalent to 18.02 Cents) of land with residential building having approximately 3434 Sq.Ft built up area situated in Re Sy. No. 360/5 (Old Sy. No. 351/7,8,9) of Kondotty Village, Kondotty Taluk, Malappuram District in the name of Mr. Ashraf Alangadan, morefully described in Dhananischayam Deed No. 2220/1994 of SRO Kondotty and Exchange Deed No. 4082 of 1999 dated 17.11.1999 of Kondotty SRO, bounded on North by Private Road, South by Property owned by Alangadan Muhammed, East by Road and West by Property owned by Musthafa.
Reserve Price	Rs. 97,00,000/- (Rupees Ninety Seven Lakhs Only)
Earnest Money Deposit (EMD)	Rs. 9,70,000/- (Rupees Nine Lakh Seventy Thousand Only)
Date and Place of Sale	Date: 28.12.2023 at 11 A M Place: 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 – Kondotty at Do.No.KP/III/1093-B City Centre, Bye-Pass Road Kondotty, Malappuram, Kerala - 673638 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.



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- 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 10:00 AM on 28.12.2023.
- 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 28.12.2023 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.

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- 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 01.01.1993 to 28.10.2023 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 Kondotty during working hours or may contact 0495- 2726726 at the South Indian Bank Ltd, Regional Office Kozhikode.

Date: 21.11.2023
Place: Kozhikode

For The South Indian Bank Ltd.


Authorised Officer
Chief Manager (Kozhikode Region)

**AUTHORISED OFFICER
(CHIEF MANAGER)**

