

RO-PKD/REC/SALE/03/2022-23

Date: 28.06.2022

To

(1).Mr Mohammed Unni, (2).Mr Mohammed Abdurahiman, (3).Mrs Jesmi MA
all residing at Parakkot House, Alanallur, Edathanattukkara , Palakkad District PIN-678601

Sirs/ Madam,

Sub: TENDER CUM AUCTION SALE NOTICE

Ref: 1.13(2) Notice: PLKD.RO/LD/PR/SAR/ 03 /2018-19 dt 27/07/2018

2. RO-PKD/SAR/48/2019-20 dt 26.02.2020

WHEREAS the Authorised Officer of the Bank (hereinafter referred as AO) had issued Demand Notice PLKD.RO/LD/PR/SAR/ 03 /2018-19 dt 27/07/2018 to Mr Mohammed Unni, , Mr Mohammed Abdurahiman, Mrs Jesmi MA all residing at Parakkot House, Alanallur, Edathanattukkara , Palakkad District PIN-678601 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') in the account :Mr Mohammed Unni (004865800000230 Since suit filed) with Branch: Mannarkkad and has taken physical possession of the immovable properties, 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 29.11.2019 as per orders of honble CJM Palakkad dated 11.10.2019 in MC No 276/2019.

AND WHEREAS, the borrower/guarantor have failed to pay the amount in full, Notice is hereby given that the movable/ immovable properties 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, on the date and at the place mentioned herein below for realization of a sum of Rs.1,88,17,374/- (Rupees One Crore Eighty Eight Lakh Seventeen Thousand Three Hundred and Seventy Four Only) as on 26-07-2022 with further interest, penal interest from 01-07-2021 along with costs, subject to the following terms and conditions:

Name of Property Owner	Mr Mohammed Unni P
Description of property	All the part and parcel of land admeasuring 128 ½ Cents and all other improvements therein, comprised in Re. Sy.No. 285/1 situated in Alanallur III Village, Mannarkkad Taluk, Palakkad District, in the name of Mr.Mohammed Unni, more particularly described in Gift Deed No. 157/2014 dated 18.01.2014 of SRO Alanallur, bounded on the North by: Parakkot Ummer, on the East By: Property owned by Karthiyani Amma, on the South by: Shop property of Hussain and property of Mohammed Abdu and on the West by: Road.
Reserve Price	Rs.1,20,00,000/- (Rupees One Crore Twenty Lakh only)
Earnest Money Deposit (EMD)	Rs.12,00,000/- (Rupees. Twelve Lakh only)
Date and Place of Sale	On 14.07.2022 (14th day of July 2022) at Regional Office-D & D Arcade, Manapullikavu, Palakkad -13 at 11.30 AM

The South Indian Bank Ltd., Regd. Office: SIB House, T.B Road, Mission Quarters, Thrissur-680001, Kerala
Tel: +91-487-2420020 Fax: +91-487-2442021, E-mail: sibcorporate@sib.co.in CIN: L65191KL1929PLC001017
Website: www.southindianbank.com



TERMS AND CONDITIONS

- 1) The property will be sold on “as is where is” basis and “as is what is” condition 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/ Mannarkkad Branch at at KCK square, FF, Opposite Panchayath Bus stand, Main Road, Mannarkkad, Palakkad District. Kerala, Pin-678582 and Regional Office Palakkad at Door No: 733/2, First Floor, D & D Arcade, Chittur Road, Manapullikkavu, Palakkad, Kerala, Pin – 678 013 and also visit the scheduled property and satisfy as to its area, boundaries, ownership, title, encumbrance, 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/she should produce the ID proof of himself/herself and the Tenderer.
- 4) All amounts payable regarding the sale including EMD shall be paid by way of RTGS /DD drawn in favour of “The Authorised Officer, The South Indian Bank Ltd.” payable at Palakkad.
- 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 -Palakkad at Door No: 733/2, First Floor, D & D Arcade, Chittur Road, Manapullikkavu, Palakkad, Kerala, Pin – 678 013 along with the Tender in a sealed cover before 11 AM on **14.07.2022**.
- 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 14.07.2022 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 after 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 Secured Creditor.
- 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 01.01.1983 to 17.08.2021 and it contains NIL encumbrance. There is no encumbrance over the property to the knowledge of the bank.
- 17) For any further information and for inspection of property, the intended Tenderers may contact the Authorised Officer at Regional Office, Palakkad or Manager, The South Indian Bank Ltd., **Mannarkad** Branch during office hours.

Date : 28-06-2022
Place : **Palakkad**



For The South Indian Bank Ltd.


AUTHORISED OFFICER
Regional Office, Palakkad
(CHIEF MANAGER)