

## TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank had issued Demand Notices dated 03.08.2022 to Borrowers/Guarantors 1) Mr. T Unnikrishnan, Thanikkottil House, Vengasseri P.O, Ambalapara - I, Palakkad, Kerala - 679516; Also at: Ushu Aikerathu Bunglow, Pullikanankk P.O, Krishnapuram, Kayamkulam, Alappuzha - 690537; 2) Ms. Reshmi Anand, W/o T Unnikrishnan, Thanikkottil House, Vengasseri PO, Ambalapara - I, Palakkad, Kerala - 679516; Also at: Ushu Aikerathu Bunglow, Pullikanankk P.O, Krishnapuram, Kayamkulam, Alappuzha - 690537; 3) Ms. Zehnara Begum Sulthan, W/o Sulthan, 2A Bharathi Nagar, 5th Street Ramanathapuram, Coimbatore South, Tamil Nadu - 641045; 4) Ms. Shakira Banu, W/o Mabubbasha, 1077, Periyar E.V.R, High Road, Dr. Ambedkar Nagar (Div.), Chennai - 600007; 5) Ms. Noorjahan, W/o Shahabudheen, 39/1265, A S R Bunglow, English Church Road, Palli Street P.O, Palakkad - 678014; 6) Mr. S Noor Muhammed, S/o A R Sulaiman, 39/1265, A S R Bunglow, English Church Road, Palli Street P.O, Palakkad - 678014; 7) Ms. Zumana Hasseen, W/o Noormuhammed, 39/1265, A S R Bunglow, English Church Road, Palli Street P.O, Palakkad - 678014; 8) Ms. K A Mumtaz, W/o Muhammed Ismail, 39/1265, A S R Bunglow, English Church Road, Palli Street P.O, Palakkad - 678014, 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 physical 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 04.11.2022.

AND WHEREAS, the borrower/ guarantor 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 and "as is what is" condition, on the date and at the place mentioned herein below for realization of a sum of Rs. 7,79,83,354.93 (Rupees Seven Crore Seventy Nine Lakh Eighty Three Thousand Three Hundred Fifty Four and Paise Ninety Three Only) as on 03.09.2023 with regard to the OD Contractors limit of Rs.600 Lakhs (Rs.435 lakhs availed from Palakkad Main Branch and Rs.165 lakhs earmarked to the Kayamkulam

Branch), along with further interest and costs, subject to the following terms and conditions: -

Name of Property Owners	S Noor Muhammed, Shakira Banu, Zumana Hasseen, K A Mumtaz, Zehnara Begum Sulthan, Noorjahan
Description of property	<p>All that part and parcel of land admeasuring 34.25 Ares along with all other constructions, improvements, easementary rights existing and appurtenant thereon situated in Sy No. 2387B/2B, 2386/1, 2392/1, 2392/3, 2396, 2397/1, 2409A/2A2 within Palakkad III Village, Palakkad Taluk/District and owned by S Noor Muhammed, Shakira Banu, Zumana Hasseen, K A Mumtaz, Zehnara Begum Sulthan, Noorjahan morefully described in Sale Deed no 7245/2005 dated 23-11-2005 of Sub Registrar Office - Palakkad and bounded on</p> <p>North: Road          South: Property of Khadeeja and Others          East: Property of Khadeeja and Others          West: Property of Veterinary Hospital and Priya theatre</p>
Reserve Price	Rs.12,69,00,000/- (Rupees Twelve Crores Sixty Nine Lakhs Only)
Earnest Money Deposit (EMD)	Rs. 1,26,90,000/- (Rupees One Crore Twenty Six Lakhs Ninety Thousand Only)
Date and Time of Sale	16.10.2023 at 11.30 AM
Place of Sale	The South Indian Bank Ltd., Palakkad Regional Office, at Door No.733/2, First Floor, D& D Arcade Building, Chittur Road, Manapullikavu, Kunnathurmedu P.O., Palakkad -678013

*(Apart from the aforesaid limit, Mr. T Unnikrishnan and Mrs. Resmi Anand has availed a SIBML-Dropline OD limit of Rs.69,00,000/- with balance outstanding as on date is Rs.72,69,312.09. The said limit is secured with properties (1) Land admeasuring 22.10 Ares with building in Old Sy.No. 2296, Re.Sy.No. 88/2, 88/14 and 88/15 in Block No.24 within Krishnapuram Village, Karthikappally Taluk, Alappuzha District owned by Reshmi Anand and (2) Land admeasuring 17 Ares in Old Sy.No. 326A/1000, 326A/999, 6151A, 6149, 6150 Re.Sy.No. 47/13 in Block No. 22 within Puthuppally Village, Karthikapally Taluk, Alappuzha District owned by Reshmi Anand and the properties are also general security for the above mentioned OD Contractors Limit, for which bank reserves the right to proceed separately for realization of dues)*

#### 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/ Palakkad Main Branch at Joby's Mall, Gandhi Bazar Road, Palakkad and Palakkad Regional Office 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 etc., 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 RTGS to Account No. 0063073000003694, IFSC Code: SIBL0000063, Account Name: Authorised Officer, maintained with Palakkad Main Branch / DD drawn in favour of "The Authorised Officer, The South Indian Bank Ltd." payable at Palakkad.
- 5) Interested Tenderers shall submit proof of RTGS or Demand Draft for the EMD at The South Indian Bank Ltd., Palakkad Regional Office, at Door No.733/2, First Floor, D&D Arcade Building, Chittur Road, Manapullikavu, Kunnathurmedu P.O., Palakkad - 678013, along with the Tender in a sealed cover before 11.00 AM on 16.10.2023.
- 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 16.10.2023 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 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 01.01.1988 to 25.07.2023 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, Palakkad Main Branch during working hours.

**For The South Indian Bank Ltd.**

  
Authorised Officer  
(Chief Manager)

**AUTHORISED OFFICER  
(CHIEF MANAGER)**

Date : 04.09.2023

Place : Palakkad

