

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank had issued Demand Notice dated 08.07.2021 to Borrower/Guarantors 1) **M/s Lahza Mas Pvt Ltd**, Building No 419 B, Nagalasserry, Peringode P.O, Palakkad – 679535, Also at 1/273 E, Thrithala, Kumbidi Road, Palakkad - 679555. 2) **Mr. Faisal M M**, S/O Moidhu, Director, M/sLahza Mas Pvt Ltd, Melepattu Valappil House, Chalisserry, Palakkad-679536, 3) **Mrs Rahiya P**, Director, M/s Lahza Mas Pvt Ltd, Pottammal House, Kunnathupalam, Guruvayurappan College P.O, Kozhikode - 673014, 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 18.01.2023.

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.3,89,07,651.22 (Rupees Three Crore Eighty Nine Lakhs Seven Thousand Six Hundred Fifty One and Paise Twenty Two Only) as on 17.08.2023, with further interest and costs, subject to the following terms and conditions: -

Name of Property Owner	Mrs. Rahiya P
Description of property	All that part and parcel of land admeasuring 44.60 cents along with building having plinth area of area of 400.53 m ² [approx.] with door number 21/574 of Olavanna Grama Panchayath and all constructions, improvements, easementary rights existing and appurtenant thereon situated in Re.Sy.No 161/3 [New Sy.No as per Thandapper 161/28 and old Sy.No 24/1) in Olavanna Village, Kozhikode Taluk, Kozhikode District and owned by Mrs Rahiya P more fully described in Jenmam Assignment Deed no 3987/2007 dated 09.08.2007 of Sub Registrar Office Chevayur and bounded as follows, as per location certificate.

	North : Edavazhi East : Road South : Property of Krishnankutty West : Property of Shamsudheen
Reserve Price	Rs.2,17,00,000/- (Rupees Two Crore Seventeen Lakhs Only)
Earnest Money Deposit (EMD)	Rs.21,70,000/- (Rupees Twenty One Lakh Seventy Thousand Only)
Date and Time of Sale	29.09.2023 at 11.30 AM
Place of Sale	The South Indian Bank Ltd., Kozhikode Regional Office, at Happy Towers, Vaikom Mohammed Basheer Road, Mananchira, Kozhikode - 673001

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/ Palakkad Regional Office at Door No: 733/2, First Floor, D & D Arcade, Chittur Road, Manapullikkavu, Palakkad, Kerala, Pin – 678 013 and at Kozhikode Regional Office at Happy Towers, Vaikom Mohammed Basheer Road, Mananchira, Kozhikode - 673001 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., Kozhikode Regional Office, along with the Tender in a sealed cover before 11.00 AM on 29.09.2023.
- 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 29.09.2023 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 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 01.01.1987 to 03.08.2023 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., Kozhikode Regional Office during working hours.

For The South Indian Bank Ltd.


Authorised Officer
(Chief Manager)

AUTHORISED OFFICER
(CHIEF MANAGER)

Date : 18.08.2023

Place : Kozhikode

