

## Regional Office Kozhikode

The South Indian Bank Ltd, Regional Office - Kozhikode, 1<sup>st</sup> Floor, Happy Towers,  
 Vaikom Mohammed Basheer Road, Mananchira, Kozhikode, Kerala - 673001.  
 Phone No: 0495-2726725,26&27, Email: [ro1004@sib.co.in](mailto:ro1004@sib.co.in), Website:  
[www.southindianbank.com](http://www.southindianbank.com)

**Ref:** RO/CLT/GEN/EJ/38/24-25

**Date:** 23-10-2024

### E - AUCTION SALE NOTICE

**E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) and 9(1) of the Security Interest (Enforcement) Rules, 2002.**

WHEREAS, the Authorised Officer of the Bank had issued Demand Notice dated 08/11/2021, calling upon the Borrower (1) Mr. Shoukath Ali, Prop. M/s. Safin Feeds, 3/441-442, Karuparambu, Vengad P O, Malappuram-679338, Also at Machingal House, Moorkanad P O, Malappuram-679338 and the Guarantors (2) Mrs. Haseena Shoukath Ali, Machingal House, Moorkanad P O, Malappuram-679338 & (3) Mr. Kunharammu, Poozhikunnath, Kolathur P O, Malappuram-679338, 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 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.

AND WHEREAS, the borrower/guarantor have failed to pay the amount, Notice is hereby given to the public in general and in particular to the borrower(s) and guarantor(s) that the immovable property/ies mortgaged to the Secured Creditor more fully described in the Schedule hereunder will be sold on "as is where is" basis, "as is what is" and "whatever there is" condition, on the date and at the place mentioned herein below for realization of a sum of Rs 2,36,09,983.75 (Rupees Two Crore Thirty Six Lakhs Nine Thousand Nine Hundred and Eighty Three and Paise Seventy Five Only) as on 22-10-2024 with future interest, costs and expenses etc. thereon in the account/s of M/s. Safin Feeds with Kuruvambalam Branch of the Bank, subject to the following terms and conditions:

#### Item No.1

Name of Property Owner	Mr. Shoukath Ali
Description of property	All that part and parcel of property admeasuring 76.4 Ares [64.77 Ares+5.56 Ares+6.07 Ares] along with all other constructions, improvements, easementary rights existing and appurtenant thereon situated in Sy.No.184/1, Re.Sy.No.184/1-1, 184/1-131 and 184/1-28 of Moorkkanadu Village, Perinthalmanna Taluk, Malappuram District and owned by Mr. Shoukath Ali, more fully described in Registered Jenmam Deed No. 1866/2018 dated 11/10/2018 and Registered Jenmam Deed No.



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	1853/2018 dated 10/10/2018, both of Sub Registrar Office Moorkkanadu and bounded on, North: Property of Abdullah East: Way and Property of Alavi South: Property of Remla West: Property of Remla
Nature of possession	Physical Possession
Reserve Price	Rs. 68,81,400.00 (Rupees Sixty Eight Lakhs Eighty One Thousand Four Hundred Only)
Earnest Money Deposit (EMD)	Rs. 6,88,140.00 (Rupees Six Lakhs Eighty Eight Thousand One Hundred and Fourty Only)
Mode of submission of EMD/ Sale amount	All amounts payable regarding EMD and sale shall be paid by way of Demand Draft drawn in favour of "The Authorised Officer, The South Indian Bank Ltd." payable at Kozhikode or through RTGS to Account No 0412073000000541 " IFSC Code : SIBL0000412, Account Name : The Authorized Officer" maintained with Kozhikode S M Street Branch /DD drawn in favour of " The Authorized Officer, The South Indian Bank Ltd.", payable at Kozhikode
Last date and time for submission of Bid along with EMD	on or before <b>14-11-2024</b> by 5 PM.
Property Inspection	From 3.00 PM to 5.00 PM on working days with prior appointment.
Bid incremental amount	Rs 5,000/-
Date and time of E-auction	<b>15-11-2024</b> from 11.00 AM to 12.00 Noon (with 5 minute unlimited auto extensions till sale is concluded)
E-auction service provider	M/s 4 Closure, Website Name: <a href="https://bankauctions.in">https://bankauctions.in</a>  Contact Official: Mr.Dinesh Mobile : 8142000735 Email : <a href="mailto:dinesh@bankauctions.in">dinesh@bankauctions.in</a> .

### Item No.2

Name of Property Owner	Mrs. Haseena Shoukath Ali
Description of property	All that part and parcel of residential property admeasuring 2.23 Ares along with building having built in area of about 1200 Sq.Ft and all other constructions, improvements, easementary rights existing and appurtenant thereon situated in Sy.No.63/1-6 of Moorkkanadu Village,



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	Perinthalmanna Taluk, Malappuram District and owned by Mrs. Haseena Shoukath Ali, more fully described in Registered Jenmam Deed No. 1615/2008 dated 19/06/2008 of Sub Registrar Office Moorkkanadu and bounded on, North: Property of Ibrahim East: Road South: Road, Property of Unneenkutty and Vappu West: Property of Muhammed Kutty
Nature of possession	Physical Possession
Reserve Price	Rs. 19,24,200.00 (Rupees Nineteen Lakhs Twenty Four Thousand Two Hundred Only)
Earnest Money Deposit (EMD)	Rs. 1,92,420.00 (Rupees One Lakhs Ninety Two Thousand Four Hundred and Twenty Only)
Mode of submission of EMD/ Sale amount	All amounts payable regarding EMD and sale shall be paid by way of Demand Draft drawn in favour of "The Authorised Officer, The South Indian Bank Ltd." payable at Kozhikode or through RTGS to Account No 0412073000000541 " IFSC Code : SIBL0000412, Account Name : The Authorized Officer" maintained with Kozhikode S M Street Branch /DD drawn in favour of " The Authorized Officer, The South Indian Bank Ltd.", payable at Kozhikode
Last date and time for submission of Bid along with EMD	on or before <b>14-11-2024</b> . by <b>5 PM.</b>
Property Inspection	From 3.00 PM to 5.00 PM on working days with prior appointment
Bid incremental amount	Rs 5000/-
Date and time of E-auction	<b>15-11-2024</b> from 11.00 AM to 12.00 Noon (with 5 minute unlimited auto extensions till sale is concluded)
E-auction service provider	M/s 4 Closure, Website Name: <a href="https://bankauctions.in">https://bankauctions.in</a>  Contact Official: Mr.Dinesh Mobile : 8142000735 Email : <a href="mailto:dinesh@bankauctions.in">dinesh@bankauctions.in</a> .

### Item No 3

Name of Property Owner	Mr. Kunharammu
Description of property	All that part and parcel of residential property admeasuring 12.54 Ares along with building having built in area of about 1900 Sq.Ft and all other constructions, improvements, easementary rights existing and

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	appurtenant thereon situated in Sy.No.191/7, Re.Sy.No.191/7-4 of Moorkkanadu Village, Perinthalmanna Taluk, Malappuram District and owned by Mr. Kunharammu, more fully described in Registered Jenmam Deed No. 2579/2006 dated 01/12/2006 of Sub Registrar Office Moorkkanadu and bounded on, North: Property of Mymoona East: Property of Kunharammu South: Property of Abdurahiman, Kunharammu and Abdul Latheef West: Road
Nature of possession	Physical Possession
Reserve Price	Rs. 37,79,100.00 (Rupees Thirty Seven Lakhs Seventy Nine Thousand One Hundred Only)
Earnest Money Deposit (EMD)	Rs. 3,77,910.00 (Rupees Three Lakhs Seventy Seven Thousand Nine Hundred and Ten Only)
Mode of submission of EMD/ Sale amount	All amounts payable regarding EMD and sale shall be paid by way of Demand Draft drawn in favour of "The Authorised Officer, The South Indian Bank Ltd." payable at Kozhikode or through RTGS to Account No 0412073000000541 " IFSC Code : SIBL0000412, Account Name : The Authorized Officer" maintained with Kozhikode S M Street Branch /DD drawn in favour of " The Authorized Officer, The South Indian Bank Ltd.", payable at Kozhikode
Last date and time for submission of Bid along with EMD	on or before <b>14-11-2024</b> by 5 PM.
Property Inspection	From 3.00 PM to 5.00 PM on working days with prior appointment
Bid incremental amount	Rs 5000/-
Date and time of E-auction	<b>15-11-2024</b> from 11.00 AM to 12.00 Noon (with 5 minute unlimited auto extensions till sale is concluded)
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### TERMS AND CONDITIONS OF SALE

- 1) The secured asset will be sold by e-auction through Bank's approved service provider i.e. M/s. 4 Closure who are assisting the Authorised Officer in conducting the online auction.
- 2) The intending purchasers shall submit the EMD amount mentioned hereinabove via Demand Draft in favour of "The Authorised Officer, The South Indian Bank Ltd." payable at Kozhikode or through RTGS to Account No 0412073000000541 " IFSC Code : SIBL0000412, Account Name : The Authorized Officer" maintained with Kozhikode S M Street Branch /DD drawn in favour of " The Authorized Officer, The South Indian Bank Ltd.", payable at Kozhikode latest by 5.00 PM on or before 14-11-2024.
- 3) The intending purchaser shall submit duly filled in bid form in original (format available with Authorised officer and in website <https://bankauctions.in> along with self-attested copies of Proof of identification/ Address proof (KYC) to the Authorised officer and should carry the original for verification. Bids submitted otherwise than in the format prescribed shall not be eligible for consideration and will be liable for rejection.
- 4) In case of joint bidders, an authorization letter signed by all the bidders authorizing a bidder (one among them who is holding a valid ID) is to be submitted along with bid form. In case the bidder is a corporate/Partnership firm, a copy of the resolution passed by the Board of Directors/Partners authorizing the actual bidder, who is holding a valid ID, needs to be submitted along with the bid form.
- 5) Bidders should have active mobile number and valid e-mail address for participating in E-Auction and register their names at the e-auction portal and get User ID and Password free of cost from E-auction service provider whereupon they would be allowed to participate in the online-E-auction.
- 6) Please note that interested purchasers shall be permitted to participate and bid in the e-auction only if EMD amount has been received by the Bank along with the documents and in the manner mentioned in point 3 hereinabove.
- 7) Eligible Bidders who have duly complied with the above requirements in point no.2,3 & 4 hereinabove will be provided with User ID and Password through Bank's approved service provider for participating in e-auction portal.
- 8) After the submission of EMD, the bidders shall not be allowed to withdraw the Bid forms/EMD. The amount of EMD paid by interested bidders shall not carry any interest.
- 9) Online bidding will commence from Reserve price or from the highest bid quoted whichever is higher.
- 10) The Bank / service provider for e-Auction shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the causes.
- 11) The bid once submitted by the bidder, cannot be cancelled/withdrawn and the bidder shall be bound to buy the property at the final bid price. The failure on the part of bidder to comply

The South Indian Bank Ltd., Regd. Office: Thrissur, Kerala

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