

Notice inviting expression of interest for sale of property under private treaty

Notice of sale of immovable assets through private treaty charged to the bank under the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI ACT)

The undersigned as Authorized Officer of The South Indian Bank Ltd has taken over possession of the schedule property(ies) u/s 13(4) of the SARFAESI Act in the accounts of M/s. Delcon Engineering Private Limited, with Cherkala Branch of the Bank.

Public at large is informed that the secured property(ies) as mentioned in the Schedule are available for sale through Private Treaty, as per the terms agreeable to the Bank for realisation of Bank's dues on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS", subject to the following terms and conditions: -

SCHEDULE

Sl No.	Description of the Property(ies)	Reserve Price (Rs.) (below which the properties will not be sold)															
1	<p>All that part and parcel of Land admeasuring 66.97 Cents (Erstwhile 92 cents before NHAI acquisition) along with all constructions, improvements, easementary rights existing and appurtenant thereon in Re Sy No 255/1Pt in Thekkil Village, Kasaragod Taluk, Kasaragod District and owned by Mr T.D.Ahmed (late) and inherited by his legal heirs Mr. T D Muneer, Mr.Hassan Basri T D, Mr.Muhammed Shafeeqe T D, Ms.Fathimath Thafseera T D, Mr.Kadaripasha T D, Mr.Mohammed Noufal T D, Mrs.Kadeeja Ahmed, as more fully described in Partition Deed No.1473/1983 dated 14.07.1983, Release deed No.3648/2008 dated 05.09.2008, Release deed No. 1923/2012 dated 02.05.2012 and Release No.1137/2014 dated 19.03.2014 of Sub Registrar Office –Uduma bounded on</p> <table border="1"> <thead> <tr> <th></th><th>As Per Deed</th><th>As per Location certificate</th></tr> </thead> <tbody> <tr> <td>North</td><td>Lands of Mallath Mohammed</td><td>Thodu</td></tr> <tr> <td>South</td><td>Land of TD Abdulla</td><td>Property of Safi Others</td></tr> <tr> <td>East</td><td>Land of TD Ahammed</td><td>Own Property</td></tr> <tr> <td>West</td><td>NH Road</td><td>NH Road</td></tr> </tbody> </table>		As Per Deed	As per Location certificate	North	Lands of Mallath Mohammed	Thodu	South	Land of TD Abdulla	Property of Safi Others	East	Land of TD Ahammed	Own Property	West	NH Road	NH Road	<p>Rs.2,97,00,000/- (Rupees Two Crore Ninety Seven Lakh Only)</p>
	As Per Deed	As per Location certificate															
North	Lands of Mallath Mohammed	Thodu															
South	Land of TD Abdulla	Property of Safi Others															
East	Land of TD Ahammed	Own Property															
West	NH Road	NH Road															



2	<p>All that part and parcel of Land admeasuring 100 cents (ie 40.47 Ares) along with building of 4840 Sq Ft [Approx], bearing Door No VII/544, 545, of Chemnad Grama Panchayath, all constructions, improvements, easementary rights existing and appurtenant thereon in Re Sy No 255/1 Pt in Thekkil Village, Kasargod Taluk, Kasargod District owned by Mr T.D Ahmed (late) and inherited by his legal heirs Mr. T D Muneer, Mr.Hassan Basri T D, Mr.Muhammed Shafeeque T D, Ms.Fathimath Thafseera T D, Mr.Kadaripasha T D, Mr.Mohammed Noufal T D, Mrs.Kadeeja Ahmed ,as morefully described in Sale deed 1512/1983. dated 19.07.1983 of Sub Registrar Office – Udma and bounded on</p> <table border="1" data-bbox="207 689 1133 1187"> <thead> <tr> <th></th><th>As Per Deed</th><th>As per Location certificate</th></tr> </thead> <tbody> <tr> <td>North</td><td>Lands of Mallath Mohammed</td><td>Land of Sakeena</td></tr> <tr> <td>South</td><td>Land of TD Abdulla</td><td>Same possession land of T D Ahammed and Others</td></tr> <tr> <td>East</td><td>Land in possession of sankaran and others</td><td>Re Sy no: 255/2</td></tr> <tr> <td>West</td><td>Land in possession of Ayishabi and others</td><td>Pvt Road, Own Property</td></tr> </tbody> </table>		As Per Deed	As per Location certificate	North	Lands of Mallath Mohammed	Land of Sakeena	South	Land of TD Abdulla	Same possession land of T D Ahammed and Others	East	Land in possession of sankaran and others	Re Sy no: 255/2	West	Land in possession of Ayishabi and others	Pvt Road, Own Property	<p>Rs.3,23,00,000/- (Rupees Three Crore Twenty - Three Lakh Only)</p>
	As Per Deed	As per Location certificate															
North	Lands of Mallath Mohammed	Land of Sakeena															
South	Land of TD Abdulla	Same possession land of T D Ahammed and Others															
East	Land in possession of sankaran and others	Re Sy no: 255/2															
West	Land in possession of Ayishabi and others	Pvt Road, Own Property															

TERMS AND CONDITIONS

1. Sale through Private Treaty will be on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WITHOUT RECOURSE BASIS".
2. The purchaser will be required to deposit 25% of the offered amount along with application and upon bank's acceptance of offer for purchase of property, the balance 75% of the sale consideration shall be paid within 15 days of such acceptance.
3. Failure to remit the balance 75% of the offered amount as required under clause (2) above will cause forfeiture of amount already paid along with application i.e 25% of the offered amount.
4. In case of non-acceptance of offer of purchase by the Bank, the amount of 25% paid along with the application will be refunded without any interest.
5. The property is being sold with all the existing and future encumbrances whether known or unknown to the Bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/rights/dues.
6. The purchaser should conduct due diligence on all aspects related to the property (under sale through private treaty) to his/her satisfaction. The purchaser shall not be entitled to make any claim against the Authorised Officer/Secured Creditor in this regard at a later date.
7. The Bank reserves the right to reject any offer of purchase without assigning any reason.



8. The property will be sold on first come basis. In case if the offeror fails to deposit the entire balance sale amount within the stipulated time frame or fails to comply with the accepted terms & conditions of the sale, the Bank will forfeit the amount already remitted and proceed with sale of the property to other interested purchasers without any further notice.
9. For any further information and for inspection of property, the intended buyers may contact the Authorised Officer or The South Indian Bank Ltd. Cherkala Branch during working hours. Contact : 8848659770
10. The purchaser shall pay the applicable TDS from the total sale consideration.
11. The stamp duty/additional stamp duty/registration charges /transfer charges, etc. and also all the statutory/non-statutory dues, taxes, rates, assessment charges, fees, other expenses in respect of the property shall be borne by the purchaser in addition to the sale consideration.
12. Sale shall be in accordance with the provisions of SARFAESI Act/Rules.

Date: 11.03.2025

Place: Kannur



Authorised Officer 3169
The South Indian Bank Ltd.
Regional Office, Kannur
AUTHORISED OFFICER
THE SOUTH INDIAN BANK LTD