

## **AUCTION SALE NOTICE**

**Sale of Immovable Properties Mortgaged to the Bank under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules 2002**

Whereas, the under noted persons have borrowed money from CSB Bank Ltd., Kannur Branch and they owe the amounts with interest, cost and other charges thereon as mentioned against their name herein below. The Bank had issued notice under the Act and the Authorised Officer had taken possession of the properties and has decided to sell the property under Rules 8 and 9 of the Security Interest (Enforcement) Rules 2002, by inviting tender from the general public.

Notice is hereby given to the public in general and in particular to the borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of CSB Bank Limited, will be sold on "As is where is", "As is what is", "Whatever there is" and "without recourse basis" on 22.10.2024 for recovery of amount described below from the borrower/Guarantors mentioned hereunder.

<b>Name and Address of the Secured Creditor : CSB Bank Ltd., Kannur Branch</b>
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<b>Name and Address of Borrowers</b>
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| <ol style="list-style-type: none"> <li>1) KNR Flamingo Shopping Centre LLP (Managing Partner Aboobacker N P),<br/>MM XXX 423B, B1A, Ground Floor, MM XXX 423 A7, A7/1, A20, A19, A17, A16, 1<sup>st</sup> Floor,<br/>Hilal Shopping Complex, Near Juma Masjid, Main Road, Mattannur P O, Kannur – 670 702</li> <li>2) Mr. ABOOBACKER N P (Managing Partner), Kottarathil Pannittandyil House,<br/>Vattipuram, Mangattidam, Kannur – 670 643<br/>(Mr. Aboobacker N P, Door No XXIX/85, Fousiya Manzil, Pazhassi Village, Vayanthodu,<br/>Mattannur – 670 702)</li> <li>3) Mrs. FOUSIYA ABOOBACKER (Partner), W/o Aboobucker N P, Door No XXIX/85, Fousiya<br/>Manzil, Pazhassi Village, Vayanthodu, Mattannur - 670 702<br/>(Mrs. Fousiya Aboobacker, Fousiya Manzil, Elakuzhi PO, Uruvachal, Keezhallur, Kara-<br/>Peravoor, Kerala 670 702)</li> <li>4) Mr. KUNHALI N P (Partner), C P K H House, Vengad Angadi, Vengad PO, Keezhallur,<br/>Thalassery, Kannur – 670 612</li> </ol> |
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<b>Amount due to the Bank as on 31.08.2024</b>
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Cash Credit- 1,06,63,485/- (Rupees One Crore Six Lakh Sixty Three Thousand Four Hundred & Eighty Five Only)
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Term Loan- Rs.55,74,333/- (Rupees Fifty Five Lakhs Seventy Four Thousand Three Hundred and Thirty Three only)
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### Description of property

#### • Schedule-A

All that part and parcel of property having an extent of 21.79 cents of land and residential building with all improvements thereon comprised in Sy No. 135/1, Re. Sy No. 5/105 of Pazhassi Village, Iritty Taluk, Kannur district owned and possessed by Smt. Fousiya Aboobacker by Document No:2705/2017 SRO Mattannur

#### Boundaries

East: Private Road & Property of Abu	South: Municipal Road
West: Property of Aslam & Abu	North: Property of Firoz

#### • Schedule-B

All that part and parcel of property having an extent of ½ share of undivided share in 1.75 cents of land with all improvements thereon comprised in Sy No. 134, Re. Sy No. 6/110 of Pazhassi Village, Iritty Taluk, Kannur district owned and possessed by Smt. Fousiya Aboobacker by Document No:2706/2017 SRO Mattannur

#### Boundaries

East: Private Road & Property of Abu	South: Property of Abu
West: Property of Fousiya	North: Property of Yesudas

#### • Schedule-C

All that part and parcel of property having an extent of 1/6th share of undivided share in 2.56 cents of land with all improvements thereon comprised in Sy No. 134, Re. Sy No. 6/111 of Pazhassi Village, Iritty Taluk, Kannur district owned and possessed by Smt. Fousiya Aboobacker by Document No:2707/2017 SRO Mattannur

#### Boundaries

East: Property of Yesudas	South: Municipal Road
West: Property of Abu	North: Property of Yesudas & Private Road

(The above properties will be sold together as a single item)

Reserve Price	Rs.1,48,75,000/- (Rupees One Crore Forty Eight lakhs Seventy Five Thousand Only)
Earnest Money Deposit (EMD)	Rs 14,87,500/- (Rupees Fourteen Lakhs Eighty Seven Thousand five hundred Only)
Date, Time and Place of Auction	22.10.2024 at 11.30 AM at CSB Bank Ltd, Kannur Branch, Ground Floor, Gujrati Samaj building, Fort Road, Kannur

### **TERMS AND CONDITIONS OF AUCTION**

- The intending bidders should submit their request/application in the prescribed tender application form in a sealed cover superscribing **"Sale- KNR Flamingo"**. The item number of the property intended to be purchased should also be specified. Earnest Money Deposit (EMD) being 10% of the Reserve Price by way of Banker's Cheque / Demand Draft favouring **"CSB Bank Ltd."** payable at **Kannur** should be enclosed along with the tender application form and the same should be **submitted on any working day on or before 21.10.2024** during business hours directly to the Branch Manager, CSB Bank Ltd, Kannur Branch or to the Authorised Officer, CSB Bank Ltd, Zonal Office,

Kozhikode. **The DD number, date and name of bank should be superscribed on the cover.** The tender application form and letter of authority can be obtained from the Branch Manager, CSB Bank Ltd, Kannur Branch/Authorised Officer, CSB Bank Ltd, Zonal Office, Kozhikode on any working day on or before 21.10.2024 during business hours. The EMD is refundable if the bid is not successful. The EMD shall be liable for forfeiture without any prior notice if the successful bidder fails to adhere to the terms of sale, time and commits default in any manner and the sale shall be conferred on the person making highest offer/tender/bid.

- ii. Along with the tender form, the intending bidder shall also attach a copy of the PAN card issued by the IT Department and also his/her identity proof and proof of residence.
- iii. The sealed tender will be opened by the Authorised Officer in the presence of available/ attending applicants or their representatives. The authorised representatives must carry with themselves letter of authority in the prescribed format from the principal bidder with necessary document for identification.
- iv. The Authorised Officer has absolute discretion to negotiate to raise the offered amount/permit inter-se bidding among the participants to get maximum revised offer/price for the property.
- v. The sale shall be considered only if the bid is above the reserve price and the sale is subject to confirmation by the Bank (Secured Creditor).
- vi. The Authorised Officer has the absolute right to accept or reject the application or adjourn/postpone/cancel the sale without assigning any reason therefore and also to modify any terms and conditions of this sale without any prior notice.
- vii. **The successful bidder shall deposit 25% (inclusive of Earnest Money Deposited) of the bid amount immediately on the sale being knocked down in his favour or on the next working day and the balance within fifteen days from the date of confirmation of sale** or such extended period as stipulated in the relevant provisions of SARFAESI Rules 2002. Payment is to be made in the form of Banker's Cheque / Demand Draft/RTGS/NEFT. In case of default, the entire amount deposited till then shall be forfeited without any prior notice.
- viii. The successful bidder should bear the charges/fees payable for conveyance such as stamp duty, registration fees etc. as applicable as per law and shall also comply with the provisions of IT Act and shall make arrangements for effecting transfer of property in the concerned Sub Registry/authority/ society/ association.
- ix. The Bank will not be held responsible for any charges, lien, encumbrance, property tax or any other dues to the Government or anybody in respect of the property under sale and **property will be sold on "as is where is", "as is what is", "whatever there is condition" & "without recourse basis"** and no representation and warranties are given by the Bank relating to encumbrances, statutory liabilities etc.
- x. The Sale certificate will be issued in the name of purchaser (s)/applicant (s) only and will not be issued in any other name.

- xi. Authorised Officer/Bank is not bound to accept the highest offer and has absolute right to accept or reject any or all offer (s) or adjourn/ postpone/ cancel the auction or vary the terms and conditions of the auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason there for.
- xii. The particulars of the secured assets specified above have been to the best of the information of the authorized officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation.
- xiii. The buyer/s should satisfy themselves on the extent, title, ownership, statutory approvals etc and existence of any encumbrances, property tax or any other dues to the government or anybody in respect of the property under Sale.
- xiv. The immovable property described herein above shall remain and be at the sole risk of the successful purchaser in all respects including loss or damage caused by fire, theft or other accidents and risk from the date of confirmation of sale by the Authorised Officer. The successful bidder shall not be entitled to annul the sale on any ground of whatsoever nature.
- xv. As per section 194-IA of Income Tax Act, 1961, TDS @ 1% will be applicable on the sale proceeds where the sale consideration is Rs.50 lakhs and above. The buyer/s should bear the applicable TDS as per Income Tax Act 1961 and make arrangements for effecting registration.
- xvi. The properties can be inspected on any date prior to 21.07.2024 during working days and during office hours after taking prior appointment.
- xvii. This is a notice to the Borrower and the Public in general and this notice is issued without prejudice to any other remedy available to the secured creditor.

*For further information, contact: CSB Bank Ltd., Zonal Office, North Kerala Zone, Kozhikode, Phone: 9846079964, 7994356757 (on working days during business hours).*

**Date:11.09.2024**

**Place: KOZHIKODE**