

APPENDIX- IV-A

[See proviso to rule 8 (6)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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) of the Security Interest (Enforcement) Rules, 2002.

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 constructive possession of which has been taken by the Authorised Officer of Dhanlaxmi Bank Ltd., Secured Creditor, will be sold on “As is where is”, “As is what is”, and “Whatever there is” on 24.02.2023, for recovery of Rs. 78,24,66,020.49 (Rupees Seventy eight crore twenty four lakh sixty six thousand twenty and paise forty nine only) due to the Dhanlaxmi Bank Ltd., Secured Creditor from M/s.Air Travel Enterprises India Limited and Mr.Najeeb Ellias Mohammed, Mr.Zaheer Ellias Najeeb, Mr.Rajan Thomas Varghese, Mr.Joseph Albert Cubelio, Mr.P.M. Rose Masood. The reserve price will be Rs.58,42,00,000 (Rs. Fifty-eight crore forty-two lakh only) and the earnest money deposit will be Rs.5,84,20,000.00 (Rs. Five Crore eighty-four lakh twenty thousand only)

No Encumbrance known to the Bank

Details of Properties

1. Company's office premises /Flat admeasuring 1805 Sq.Ft in the Ground Floor of "Crystal Lawn", New No.2, Old No.20, Haddows Road First Street, Nungambakkam together, with an undivided share of 335 Sq.ft in 11900 Sq Ft land in RS No.60 &62 in Nungambakkam Village, Mylapore Taluk, Chennai Dist and is in the name of M/s.Air Travel Enterprises (I) Ltd.

South- Private Road (Wallace Garden Street), East- 30 feet Road (Wallace Garden Street), West- Private Road(Haddows Road first Street), North – Plot No: 18.

2. Company's office space bearing no.M-1 in the Mezzanine Floor of the multi-storied Commercial Complex known as Anchorage court Complex, Muncipal No 127, Brigade Road, Ashok Nagar, Bangalore measuring Super built up area of 2670 Sq.Ft & undivided share of 14% equivalent to 717 Sq. Ft and is in the name of M/s.Air Travel Enterprises (I) Ltd.

East- Private Property, West – Tar Road, North- Private Property and South – Junction.

3. 80.53 are (199 cents) of land in Re Sy No.5/2-1 of Veiloor village, Murukkumpuzha, Chirayankeezhu Taluk, Trivandrum Dist, and is in the name of Mr.Najeeb E M

East- Property of Sahadulla & Iqbal, West- Mosque Property, North – Property of Sri.Salahudeen, South – Murukkumpuzha – Chirayinkeezh Road

4. 6.15Ares (15.19 cents) of land & all other things attached thereto comprised in Sy No. 749/3 of Cheruvackal village Trivandrum Taluk/ District and is in the name of M/s Air Traqvel Enterprises.

East- Property of Dr.Safia, West- Approach Road, North – Property of Mr.Sethu, South- Property of Sri.Asokan & Smt.Indira.

5. 1/270 undivided share right in 98.95 Ares of property under Re.Sy No. 11/4, 11/5, 11/6 at Thrikkakkara North Village/ Kanayanur Taluk/Ernakulam Dist with 164.06 m2 apartment marked as no.B.16 XXVII/532 J 59 on the 16th floor of Block C of the multistoried building “CORAL” and is in the name of M/s.Air Travel Enterprises (I) Ltd.

East- Canal & Property of Parameswaran, North- 18 ft wide road and property of Ajith and Radhakrishnan, West- Canal and South-Canal.

6. EM of land admeasuring 39 cents with 27300 sq ft building in Sy.No.1408/A, B1,B2,1415/1-9, 1-10, 1-11, 1-12, 1-13, 1-14, 1-15, 1-16, 1415/1-1, 1-2, 1-3, 1-4, 1-5, 1-6, 1-7, 1-8 in Vanchiyoor Village, Trivandram Taluk/District, where Hotel Geeth (The Capital) is situated. In the name M/s Air Travel Enterprises India limited.

East-Ambujavilasom Road, West- Property of Narayana Pillai, North – Property of Ayyappan, South – Property of Appu Pillai & Dhanwanthari Madom

For detailed terms and conditions of the sale, please refer to the link provided in Dhanlaxmi Bank's (Secured creditor) **website i.e. www.dhanbank.com**

Authorised Officer

Date: Thiruvananthapuram

Place: 03.02.2023

Detailed Terms and conditions for sale of immovable secured assets as per the sale notice dated 03.02.2023

1	Name and Address of the secured creditor	DHANLAXMI BANK LIMITED Fort Thiruvananthapuram Branch Karimpanal Arcade, Fort P.O., Thiruvananthapuram – 695 023 Regional Office: Thiruvananthapuram Corporate Office: Poonkunnam , Thrissur
2	Name and Address of the borrower(s)	1. M/s.Air Travel Enterprises India Limited. 1st Floor, New Corporation Building Palayam, Thiruvananthapuram – 695033
3	Name and Address of the guarantor(s)	1.Mr.Najeeb Ellias Mohammed Managing Director, M/s.Air Travel Enterprises India Limited., TC. 4/1240(2), 66 RPD Marg, Kowdiar, Kuravankonam, Trivandrum- 695003 2.Mr.Zaheer Ellias Najeeb, Director, M/s.Air Travel Enterprises India Limited.,TC. 4/1240(2), Padiyath House, No.66 RPD Marg, Kuravankonam, Kowdiar P O, Trivandrum-695003 3.Mr.Rajan Thomas Varghese GILEAD, Convent Road, Muttada P.O., Trivandrum – 695 025 4.Mr.Joseph Albert Cubelio 12/442, Sujatha Road, Koovapadam, Ernakulam – 682002 5.Mr.P.M. Rose Masood S/o. Padiyath Abdul Rahiman Mohiyiddin, C Block, 7D Chakolas Willingdon Enclave, Thevara P O, Ernakulam-682013
4	Complete description of the Secured Asset/s to be sold	Detailed table provided below.
5	Details of encumbrances, if any known to the secured creditor on the above Secured Asset/s	No encumbrances known to the Bank
6	Total secured debt for recovery of which the property is to be sold	Rs. 78,24,66,020.49 (Rupees Seventy-eight crore twenty-four lakh sixty-six thousand twenty and paisa forty-nine only) as on 31.01.2023 plus interest there on from 01.02.2023 at 15.20. % p.a. with Monthly rests together with costs and expenses incurred thereon till realization.
7	Date and time of auction	On 24.02.2023 from 1 pm to 5 pm (with auto extension clause in case of bid in last 5 minutes before closing)

8	Reserve Price of the immovable secured asset	Rs. 58,42,00,000.00 (Rs. Fifty-eight crore forty-two lakh only (Break-up of the reserve price is available below)
9	Earnest Money Deposit(EMD) payable	Rs. Rs.5,84,20,000.00 (Rs. Five Crore eighty-four lakh twenty thousand only) (Break-up of the EMD is available below).
10	Last date of submission of bids and EMD	23.02.2023
11	Mode of payment of amounts	DD/RTGS/Fund Transfer to the Credit of Dhanlaxmi Bank Ltd., Fort Branch, Thiruvananthapuram, A/c No. 005717700000046, IFSC Code DLXB0000057
12	Mode of auction	e-auction
13	Portal of E-auction	https://bankauctions.in
14	Details of the auction service provider (with phone no., e- mail id etc.)	E- auction from M/s 4Closure (Vendor), Contact persons (i) T.Jaya Prakash Reddy Contact No. 8142000064 , Email id: prakash@bankauctions.in , (ii) Mr.BharathiRaju ,Contact no: 9515160063 ,Email id: Bharathi@bankauctions.in & info@bankauctions.in

Details of Properties	
1.	Company's office premises /Flat admeasuring 1805 Sq.Ft in the Ground Floor of "Crystal Lawn", New No.2, Old No.20, Haddows Road First Street, Nungambakkam together, with an undivided share of 335 Sq.ft in 11900 Sq Ft land in RS No.60 &62 in Nungambakkam Village, Mylapore Taluk, Chennai Dist and is in the name of M/s.Air Travel Enterprises (I) Ltd. South- Private Road (Wallace Garden Street), East- 30 feet Road (Wallace Garden Street), West- Private Road (Haddows Road first Street), North – Plot No: 18.
2.	Company's office space bearing no.M-1 in the Mezzanine Floor of the multi-storied Commercial Complex known as Anchorage court Complex, Muncipal No 127, Brigade Road, Ashok Nagar, Bangalore measuring Super built up area of 2670 Sq.Ft & undivided share of 14% equivalent to 717 Sq. Ft and is in the name of M/s.Air Travel Enterprises (I) Ltd. East- Private Property, West – Tar Road, North- Private Property and South – Junction.
3.	80.53 are (199 cents) of land in Re Sy No.5/2-1 of Veiloor village, Murukkumpuzha, Chirayankeezhu Taluk, Trivandrum Dist, and is in the name of Mr.Najeeb E M East- Property of Sahadulla & Iqbal, West- Mosque Property, North – Property of Sri.Salahudeen, South – Murukkumpuzha – Chirayinkeezh Road
4.	6.15Ares (15.19 cents) of land & all other things attached thereto comprised in Sy No. 749/3 of Cheruvackal village Trivandrum Taluk/ District and is in the name of M/s Air Traquel Enterprises.

East- Property of Dr.Safia, West- Approach Road, North – Property of Mr.Sethu, South- Property of Sri.Asokan & Smt.Indira.
5. 1/270 undivided share right in 98.95 Ares of property under Re.Sy No. 11/4, 11/5, 11/6 at Thrikkakkara North Village/ Kanayanur Taluk/Ernakulam Dist with 164.06 m2 apartment marked as no.B.16 XXVII/532 J 59 on the 16 th floor of Block C of the multistoried building “CORAL” and is in the name of M/s.Air Travel Enterprises (I) Ltd.
East- Canal & Property of Parameswaran, North- 18 ft wide road and property of Ajith and Radhakrishnan, West- Canal and South-Canal.
6. EM of land admeasuring 39 cents with 27300 sq ft building in Sy.No.1408/A, B1,B2,1415/1-9, 1-10, 1-11, 1-12, 1-13, 1-14, 1-15, 1-16, 1415/1-1, 1-2, 1-3, 1-4, 1-5, 1-6, 1-7, 1-8 in Vanchiyoor Village, Trivandram Taluk/District, where Hotel Geeth (The Capital) is situated. In the name of M/s Air Travel Enterprises India limited.
East-Ambujavilasom Road, West- Property of Narayana Pillai, North – Property of Ayyappan, South – Property of Appu Pillai & Dhanwanthari Madom

Reserve Price		(Rs.in Crore)
Sl.No	Property Location	Upset price
1	Nungambakkam Village Mylapore Taluk, Chennai District	2.10
2	Brigade Road, Ashok Nagar, Bangalore	2.95
3	Veiloor Village, Murukkumpuzha Chirayankeezu Taluk, Trivandrum District.	6.85
4	Cheruvackal Village, Trivandrum Taluk/District.	1.40
5	Kanayanur Taluk/Ernakulam Dist	0.82
6.	Hotel Capitol, Vanchiyoor Village	44.30
Total		58.42
Earnest Money Deposit [EMD]	10% of Reserve price	
	1. Property mentioned in S.No.1 = Rs.21.00 Lakh 2. Property mentioned in S.No.2 = Rs.29.50 Lakh. 3. Property mentioned in S.No.3 = Rs.68.50 Lakh 4. Property mentioned in S.No.4 = Rs.14.00 Lakh 5. Property mentioned in S.No.5 = Rs 8.20 Lakh 6. Property mentioned in S.No.6 = Rs.443.00 Lakh	
Last date of submission of Bids	23.02.2023 on or before 5 pm.	

Other terms and Conditions of sale:

- a) The e-auction shall be subject to the conditions prescribed in SARFAESI Act/Rules 2002, terms and conditions mentioned hereunder and also as per the general terms and conditions of e-auction.
- b) The sale shall be on "As is where is", "As is what is", and "Whatever there is" basis.
- c) Auction / bidding shall only through "Online Electronic Bidding" through the website <https://sarfaesi.auctiontiger.net>. Bidders/Tenderers are advised to go through the website for detailed terms and take part in the E-auction sale proceedings.
- d) The intending bidders/tenderers should register their names at portal <https://bankauctions.in/> and get their User ID and password free of cost. Also prospective bidders/tenderers may avail online training on E- auction from M/s 4ClosureVendor), Contact persons (i) T.Jaya Prakash Reddy Contact No. 8142000064, Email :prakash@bankauctions.in, (ii) Mr.Bharathi Raju, Contact no:9515160063,Email id:Bharathi@bankauctions.in & info@bankauctions.in.
- e) The intending participants of the e-Auction may download copies of sale notice, terms and conditions of e-auction, help manual on operational part of e-Auction and process compliance form related to this e-auction from the above mentioned website of service provider, (ie), <https://sarfaesi.auctiontiger.net>.
- f) The aforesaid secured assets will not be sold below the Reserve price.
- g) The intending bidders/Tenderers are required to pay earnest money deposit (EMD) of Rs.5,84,20,000.00 (Rupees Five Crore eighty four lakh twenty thousand only), equivalent to 10% of the Reserve Price of the property either by way of Demand Draft / a pay order drawn in favour of Dhanlaxmi Bank Ltd. Thiruvananthapuram Fort Branch, payable at Thiruvananthapuram OR through RTGS/NEFT /Fund Transfer to the credit of the account of Dhanlaxmi Bank Ltd, Thiruvananthapuram Fort Branch, A/c No. 005717700000046, IFSC code DLXB0000057. The intending bidders/Tenderers shall submit/send their Bids /Tenders along with either the Demand Draft / pay order or payment receipt / transaction UTR Number evidencing payment of EMD as above to the Authorized Officer, Dhanlaxmi Bank Ltd, Amrith Plaza, Regional Office, Pettah, Thiruvananthapuram, Kerala as to reach us on or before 23.02.2023 before 5 p.m.
- h) EMD amount shall be adjusted in case of the highest/successful bidder/tenderer. EMD deposited by unsuccessful bidders shall be returned/ refunded to them within 7 working days. The EMD shall not carry any interest. The EMD shall be liable for forfeiture without any prior notice, if successful bidder fails to adhere to the terms of sale or time granted, or commit any default in any manner.
- i) Bidders/tenderers are required to comply with KYC norms and provide self-attested KYC documents online as well as offline on or before 23.02.2023, before, 5 p.m. Genuineness of the KYC documents (PAN Card, ID Proof and Address proof) is the sole responsibility of the

bidder/tenderer. Successful bidder shall submit the original KYC documents to the Bank at the time of making payment of the balance 25% of the bid amount and originals will be returned after verification.

j) Bids/tenders received that are not duly filled up and or without Earnest Money Deposit or received after date and time specified will summarily be rejected.

k) After expiry of the last date and time of submission of bids/tenders with EMD, Authorized officer shall examine the bids/tenders received by him and confirm the details of the qualified bidders/tenderers (who have quoted their bids/tenders on and above the reserve price and paid the stipulated EMD with the Bank along with other factors like valid KYC etc.) to the service provider <https://bankauctions.in> so as to enable them to allow the qualified bidders /tenderers to participate in the online inter-se bidding/auction proceedings at the date and time mentioned in E – Auction Sale notice.

l) Authorized Officer reserves the right to accept / reject all or any of the offers/ bids/ tenders without assigning any reason, vary any of the terms and conditions of sale or postpone or cancel the opening of bids/tenders or sale without prior notice at his sole discretion.

m) No person other than the intending qualified bidders / tenderers themselves, or their duly authorized agent shall be allowed to participate in the E Auction.

n) The aforesaid secured asset/s shall be sold to the highest bidder/tenderer, subject to acceptance of the bid by the secured creditor.

o) Auction would commence at Reserve Price followed by highest offer, as mentioned above. Bidders can enter their bid amount for each lot or single lot published for sale. The intending bidders may be given an opportunity, at the discretion of the Bank, to have inter-se bidding among them to enhance the offer price in multiples of Rs. 10,000.00 (Rupees Ten Thousand. Only).The bidders / tenderers who submit the highest bid (not below the Reserve Price) on closure of “Online auction” shall be declared as successful bidder / tenderer subject to confirmation/ approval by the Secured Creditor.

p) E - Auction will close as per the closing time, if no improved bid comes during last 5 minutes of the E-Auction closing time. In case any improved bids are placed in last 5 minutes of the closing of E-Auction, the closing time automatically gets extended to 10 more minutes. This process continues till no improved bid comes for a period of 10 minutes and the E-Auction gets closed. If the bid becomes highest bid (not below the reserve price), then his bid will be highlighted as Rank No.1.

q) The successful bidder/tenderer should deposit 25% of the bid amount (inclusive of EMD amount) on the same day of sale or not later than next working day as the case may be and as advised by the Authorised Officer of the Bank, by way of Demand Draft / Pay Order drawn in favour of Dhanlaxmi Bank Ltd., Thiruvananthapuram Branch, payable at Thiruvananthapuram. or through RTGS/NEFT to the credit of Dhanlaxmi Bank Ltd, Thiruvananthapuram, Fort Branch, A/c No. 005717700000046, IFSC Code. DLXB0000057 and the Balance bid amount shall be paid within 15 days from the date of confirmation of the sale by the Authorised Officer

in the same way as aforesaid. If the successful bidder fails to pay the sale price, all amounts deposited till then shall be forfeited by the Bank without any notice and the property shall forthwith be put up for sale again and the defaulting purchaser shall have no claims, whatsoever, on the property or the amounts.

r) The successful bidder/tenderer shall bear all the legal / incidental expenses including stamp duty, registration fees, charges , etc. and statutory dues if any, including GST etc.

s) In case final bid amount / sale consideration of immovable secured assets proposed for sale under the aforesaid auction is Rs.50.00lakh or above, the successful bidder/ purchaser has to remit TDS @1% of the sale price, in the name of the owner/s of the respective immovable properties proposed for sale, as per the provisions of Income Tax Act, 1961. PAN of the owner/s of the immovable property as deductee can be obtained from the Branch Manager / Authorized Officer of the Bank after completion of the bidding. The successful bidder/purchaser need to submit Challan-cum-statement in form No.26QB having remitted the TDS. The Bank will issue Sale Certificate for the immovable secured assets as per the provisions of the SARFAESI Act, 2002 and the Rules framed thereunder to the successful bidder/purchaser on receipt of the entire sale consideration as above after deducting TDS and on submission of Challan-cum statement in form No.26QB having remitted the TDS and on completion of sale formalities. The successful bidder/purchaser shall also submit Certificate for TDS in Form 16B to the Bank.

t) The intending bidders/tenderers may, at their own interest and costs conduct due diligence, inspect the secured asset/s between 11 a.m to 4 p.m on working days by contacting the Authorised Officer/Branch Manager, whose details are given below before the date of sale and the Bank shall not entertain any query at any later stage nor be liable for any claims in this regard.

u) It is the sole responsibility of the bidder/tenderer to obtain the Digital Signature Certificate and computer terminal system with internet connection to enable him/her to participate in the bidding. Any issue with regard to Digital Signature Certificate and connectivity during the course of the bidding online shall be the sole responsibility of the bidder/tenderer and no claim in this regard shall be entertained by the Bank or the e-auction Service Provider

v) A dummy e-auction or training portal, if required will be made available for trial for the benefit of the prospective bidders

w) The bidders/ tenderers may participate in the E-Auction by Quoting/Bidding from their own offices/place of their choice. Internet connectivity shall have to be ensured by each bidder/tenderer himself. Bank/Service providers shall not be responsible for the internet connectivity, network problems, system crash down, power failure, etc. The bidders need to login in few minutes before the time scheduled for e-auction. Bidding in the last minute /seconds shall be avoided by the bidders in their own interest. Neither the Bank nor the auction service provider will be responsible for any lapses / failure on the part of the bidder in such cases.

x) This is also a notice to the Borrowers/Guarantor of the said loan about holding of Auction Sale of the Secured assets.

y) For further details of sale, terms and conditions and for inspection of the property, intending bidders/tenderers may contact, the below mentioned Officials on any working day during the office hours.

Sl. No.	Location	Authorized Officer	Branch Manager	Recovery Manager
1	Thiruvananthapuram	Mrs.Rajasree U K (Mob: 9539003849)	Mr.Renoy Mathew (Mob: 9539003838)	Mr.Venkita Krishnan (Mob: 8848525187)
3	Bangalore	Mr.Vikram Bharnawal (Mob: 9911119814)		Mr.Uma Shankar R (Mob: 9845069710)
4	Ernakulam	Mr.Peethambaran K (Mob: 9539004330)		Mr.Padmakumar R S (Mob: 9539003706)
5	Chennai	Mr.Sreekanth V V (Mob: 91768 32865)		Mr.Chandrasekaran N (Mob: 9626251654)

Place: Thiruvananthapuram, Kerala

Date: 03.02.2023

Authorised Officer
Dhanlaxmi Bank Ltd