

PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTY (Through E-Auction)

Whereas, the Authorised Officer has issued notice under section 13(2) of Securitization and Reconstruction of the Financial Assets and Enforcement of Security Interest Act, hereinafter termed as 'SARFAESI Act', calling upon the Borrowers to repay the amount mentioned in the notice within 60 days of receipt of the said notice. Borrowers having failed to repay the amount, the Authorised Officer pursuant to and in exercise of powers conferred under section 13(4) of the SARFAESI Act, has taken possession of the mortgaged property on the below mentioned date. Notice is hereby given to public in general and to Borrowers in particular, that the Company has decided to sell the properties in exercise of powers conferred under relevant provisions of the SARFAESI Act read with relevant rules of the Security Interest (Enforcement) Rules, 2002 and are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of MANAPPURAM FINANCE Limited., for the amounts and interest thereon. Offers are invited for E-Auction under the provisions of the SARFAESI Act read with relevant Rules for sale of the following secured assets. The sale will be done by the undersigned through E -Auction platform provided at the website: (<https://bankauctions.in>).

<p>Name of the Borrowers & Address</p>	<p>1. Mr.Ahamed kabeer (Late) S/o Sheik Moitheen,Vilayil Vilakkathu House, Koliyankode, Nemom P.O, Thiruvananthapuram – 695020</p> <p>2. Mr.Biju A K, S/o Ahamed kabeer(Late),Vilayil Vilakkathu House, Koliyankode, Nemom P.O, Thiruvananthapuram – 695020</p> <p>Now residing at; Mr.Biju A K, S/o Ahamed kabeer (Late), SRA, D-52, Near Kuttippala temple, Homeo College Road, Nemom P.O, Thiruvananthapuram – 695020</p> <p>3. Mrs. Nimi M R, W/o Mr.Biju A K, Vilayil Vilakkathu House, Koliyankode, Nemom P.O, Thiruvananthapuram – 695020</p> <p>Now residing at; Mrs. Nimi M R, W/o Mr.Biju A K, SRA, D-52, Near Kuttippala temple, Homeo College Road, Nemom P.O, Thiruvananthapuram – 695020</p> <p>4. Mrs. Hameela Beevi, W/o Ahamed kabeer (Late),Vilayil Vilakkathu House, Koliyankode, Nemom P.O, Thiruvananthapuram – 695020</p> <p>Now residing at; Mrs. Hameela Beevi, W/o Ahamed kabeer (Late), SRA, D-52, Near Kuttippala temple, Homeo College Road, Nemom P.O, Thiruvananthapuram – 695020</p>
<p>Outstanding Amount as on 21-4-2021</p>	<p>Rs.33,35,418/- (Rupees Thirty three lakhs thirty five thousand four hundred and eighteen plus further interest from 21/04/2021 , plus Incidental Expenses, Charges and costs thereon</p>
<p>Demand Notice Date 21-04-2021</p>	<p>Possession Notice Date: 06-04-2022</p>
<p>Schedule of Property: 1. Property having an extent of 48 Ares and all improvements thereon in Re Sy No 400/5 (old Sy No1150) of Perumkulam village, Kattakkada taluk, Thiruvananthapuram district Kerala. Boundaries- East: Property of Palayan Nadar, West: Property of Haimavathy, North: Pathway South: Property of Nimi M R, Situated within the Regn Sub District of Vellanad and Regn District of Thiruvananthapuram.</p> <p>1,a) Property having an extent of 73.46 Ares and all improvements thereon in Re Sy No 401/2-1 (old Sy No1150) of Perumkulam village, Kattakkada taluk, Thiruvananthapuram district Kerala. Boundaries- East: Property of Palayan Nadar, West: Property of Bharghavan Nair, North: Property of Aliyar Kunhu, South; Pathway. Situated within the Regn Sub District of Vellanad and Regn District of Thiruvananthapuram.</p>	
<p>Last date of online submission of Bid: 18/06/2024 before 4 pm</p>	
<p>EMD Payment to be made to current account 018005005164 ICICI Bank, Thrissur branch, IFSC Code ICIC0000180 by RTGS/ NEFT, or by way of Demand Draft in favour of Authorised Officer. Relevant Bid Documents should reach Manappuram Finance Limited, Valapad, Thrissur-680567 on or before 4.00 pm On 18/06/2024.</p>	
<p>Reserve Price: Rs. 48 Lakhs</p>	<p>EMD: Rs. 4,80,000/- (Rupees Four Lakhs Eighty Thousand)</p>
<p>Minimum Bid increment:Rs. 25000/- (Rupees Twenty five thousand only.)</p>	
<p>Date and Time of Auction</p>	<p>20-06-2024 from 10.30AM to 11.30AM (with auto extension of Five minutes each while bid is running)</p>

TERMS & CONDITIONS OF AUCTION

(1). The auction will be conducted through M/s. 4Closure at the web portal (<https://bankauctions.in>). E-Auction Tender Document containing online E -Auction bid cum declaration form, Price Confirmation Letter, Detailed Terms and Conditions of online auction sale are available in website (<https://bankauctions.in>) or for any other assistance email to info@bankauctions.in, dinesh@bankauctions.in. Contact No. 08142000735, 08142000066.

(2). Only bidders holding valid User ID/Password and confirmed deposit of EMD shall be eligible for participating in the e-auction process. (3).The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The EMD shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price on the same day of the auction by adjusting the EMD already paid, before 5 pm, upon the acceptance of bid price by the Authorised Officer, the balance 75% of the sale price to be paid on or before 15th day of sale or within such extended period as may be agreed upon in writing by and solely at the discretion of the Authorised Officer. The EMD and all the money deposited till such time shall be liable for forfeiture without any prior notice, if the successful bidder fails to adhere to the Detailed Terms & Conditions of Auction sale or commit any default in any manner. The defaulting bidder shall forfeit all claims to the assets or to any part of the sum for which it may be subsequently sold. (4). Sale will be subject to confirmation by the Secured Creditor. (5). On receipt of entire Auction Sale proceeds from the Successful bidder, the Authorised Officer will be issuing Sale Certificate as per the provisions of the Act. The sale certificate will be issued in the name of successful bidder/s only. On issuance of sale certificate, the Auction Sale Process will be completed and the Authorised Officer is not responsible for registration of Sale Certificate. It is the responsibility of the Successful Bidder to get the Sale Certificate registered, if required by him/her. (6) The Successful bidder shall bear all Stamp Duty, Registration Fee, incidental expenses etc. for getting the Sale Certificate Registered, if required by him/her. The Successful bidder shall also bear all Statutory Dues/Taxes/Charges/fees, if any applicable as per Law and Income Tax Laws and also all dues pending like Electricity Charges, Water Charges, Maintenance Charges and for other services provided, if any. The bidders are here by advised to make their own enquiries as regards to property any pending Statutory Dues/Taxes/Charges/fees, Electricity Charges, Water Charges, etc. in respect of the above properties(7). The Authorised Officer has absolute right to accept or reject the tender or bid, any or all the offers and has right to cancel or adjourn or postpone the auction without assigning any reason and also to modify any terms and conditions of this sale, without any prior notice. (8). The above properties will be sold in "AS IS WHERE IS", "AS IS WHAT IS", "NO RECOURSE BASIS" and "NO COMPLAINT BASIS" and will be conducted "On Line" for and on behalf of secured creditor, Manappuram Finance Ltd. (9). The Intending bidders are at liberty to make their own independent assessment/inquiry about the title and encumbrances of the property. By Submitting the bid, the bidders shall be deemed to have full knowledge of the condition of the assets, relevant documents, information, etc. whether the bidder actually inspects or visits or verifies or not. The bidders while submitting the bids, it shall be presumed that the bidder has satisfied himself/ herself about the names, descriptions, particulars, quantities, qualities, specifications, measurements, boundaries and abutment's of the assets/properties and that the bidder concurs or otherwise admits the identity of the assets/properties purchased by him/her, not withstanding any discrepancy or variation, by comparison of the description in the particulars of the assets/properties and their condition. Authorised Officer shall not assume any responsibility with regard to any of the issues maintain in this regard. (10). Offer received for sale and/or accepted are not transferable. (11). Any dispute regarding this matter would be under jurisdiction of courts at Kerala Only. (12). This publication is also "Thirty Days" notice required under rule 8(6) or Security Interest (Enforcement) Rules, 2002 to the above borrowers. (13). Property can be inspected till 18/06/2024 between 10:00AM to 05:00 PM with prior intimation Contact No.9037504801, 7259465678, 9020277402.

STATUTORY 30 DAYS SALE NOTICE UNDER THE SARFAESI Act

The borrowers are hereby notified to pay the sum as mentioned above along with upto date interest and ancillary expenses before the date of Auction, failing which the property will be auctioned/sold and balance dues, if any, will be recovered with interest and cost.

Place : Valapad
Date : 12-05-2024

(Sd/-) Authorised Officer
Manappuram Finance Ltd.(Secured Creditor)