

The South Indian Bank Ltd, Regional Office - Kozhikode, 1st Floor, Happy Towers,
Vaikom Mohammed Basheer Road, Mananchira, Kozhikode, Kerala - 673001.
Phone No: 0495-2726725,268&27, Email: ro1004@sib.co.in, Website: www.southindianbank.com

RO/CLT/SN/AP/102/2024-25**DATE: 11-03-2025****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 Securitization & 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. Appolo Gold Perambra LLP with Naduvannur 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

<u>Sl No.</u>	<u>Description of the Property(ies)</u>	<u>Reserve Price (Rs.) (below which the properties will not be sold)</u>
1	All that part and parcel of land admeasuring 70.41 Ares (20.63 Ares + 30.35 Ares + 19.43 Ares) along with all constructions, improvements, easementary rights existing and appurtenant thereon situated in Sy No. 53/1, Re Sy No. 17/2 within Naduvannur Village, Koyilandy Taluk, Kozhikode District and owned by Mr. Ibrayi @ Ebrahim Haji & Mrs. Najuma Beegam, morefully described in Jenmam Assignment Deed No. 1193/2010 dated 22-04-2010 of Sub Registrar Office - Naduvannur and bounded on (Boundaries as per Location Certificate No.191/2017 dated 08.05.2017 issued by Village Officer-Naduvannur), North: Property of Santhosh, ShyjaSouth: Property of Moosa Haji, East: Eda , West: Mud Road, West: Mud Road	Rs.1,40,94,000/- (One Crore Forty lakhs Ninety Four Thousand only)
2	All that part and parcel of land admeasuring 90.29 Ares along with all constructions, improvements, easementary rights existing and appurtenant thereon situated in Sy No. 53/1, Re Sy No. 17/2 within Naduvannur Village, Koyilandy Taluk, Kozhikode District and owned by M/s. Apollo Gold Perambra LLP (Represented by Managing Partner Mr. Moosa Haji C P), morefully described in Jenmam Assignment Deed No. 1192/2010 dated 22-04-2010 of Sub Registrar Office - Naduvannur and bounded on (Boundaries as per Location Certificate No.190/2017 dated 08.05.2017 issued by Village	Rs.2,34,81,900/- (Two Crores Thirty Four Lakhs Eighty One Thousand Nine Hundred)

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Officer-Naduvannur), North: Property of Ibrayi Haji, Najuma , South: Road, East: Eda, Property, West: Mud Road

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, **Aparna S** , Manager(Legal) , at the South Indian Bank Ltd, Regional Office-Kozhikode, at Happy Towers, Door No.7/1164, Vaikom Mohammed Basheer Road P.O.Calicut, Ward No.7, Mananchira, Kozhikode, Kerala Pincode: 673001 Mobile :**9562280905** during working hours.
- 10) The purchaser shall pay the applicable TDS from the total sale consideration.



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- 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: Kozhikode

for The South Indian Bank Ltd.

Chief Manager (Kozhikode Region)

**AUTHORISED OFFICER
THE SOUTH INDIAN BANK LTD**

