



केन्द्रीय बैंक ऑफ़ इंडिया
सेन्ट्रल बैंक ऑफ़ इंडिया
Central Bank of India

CENTRAL TO YOU SINCE 1911

NOTICE OF SALE FOR SALE OF IMMOVABLE PROPERTY

M/S THOPPIL HOLDINGS & CONSTRUCTIONS LIMITED, Tc.11/218, Saphalyam Lane, Opposite To Chaithanya Eye Hospital, Kesavadasapuram, Trivandrum-695004, (1) Mr. Nizamudeen A; (2) Mrs. Jasmin Nizamudeen; (3) Jinssa Nissam; (4) Mohammed Jibin Nizamudeen, SLNO 1 to 4 residing at Thoppil Garden, Tholikuzhy, Adayaman, Pazhayakunnummel, Thattathumala, Trivandrum-695614; (5) Mr. Shameer Abdul Vaheed Muhammed & (6) Mrs. Shabeena S, both Sl.No:5&6 residing at Shiyas Manzil, Kurokkode, Nedumangad, Trivandrum-695541.

Your following Loan accounts in the name M/S THOPPIL HOLDINGS & CONSTRUCTIONS LIMITED A/c with PEROORKADA BRANCH.

Account No	Product	Sanction Limit
5161925958	CC-Micro Enterprises	Rs.4,00,00,000/-
5161936696	TL-GECL	Rs.64,92,000/-

Sub: THIRTY days' notice of sale of immovable secured assets under rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

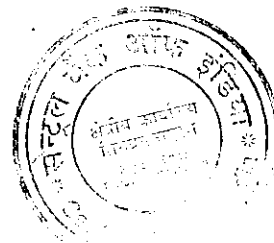
Sir,

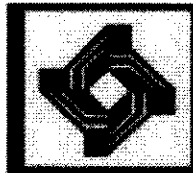
In continuation of our demand notice dated 08.12.2023 under section 13(2) of SARFAESI Act and our subsequent notice of Possession dated 26.03.2024 both served upon you in the captioned account/s under section 13(4) of the said Act, notice is hereby served upon you under rule 6(2) of the Security Interest (Enforcement) Rules, 2002 that the secured assets in the captioned account which are mentioned in the sale notice attached herewith, shall be sold on **20.06.2024** by way of e-auction by the under signed at the place and time and on the terms and conditions as mentioned in the said sale notice, under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the rules made thereunder. The said sale notice shall form an integral part of this notice and all the contents of the attached sale notice shall be read as of mentioned in this notice.

S/d

Authorised Officer
केन्द्रीय बैंक ऑफ़ इंडिया
For Central Bank of India

प्राधिकृत अधिकारी
Authorised Officer





സെൻ്റ്രൽ ബാങ്ക് ഓഫ് ഇന്ത്യ
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Central Bank of India
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APPENDIX- IV A

[See proviso to rule 8(6)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

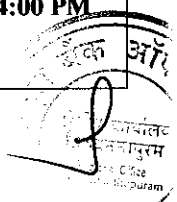
M/S THOPPIL HOLDINGS & CONSTRUCTIONS LIMITED, Tc.11/218, Saphalyam Lane, Opposite To Chaithanya Eye Hospital, Kesavadasapuram, Trivandrum-695004, (1) Mr. Nizamudeen A; (2) Mrs. Jasmin Nizamudeen; (3) Jinssa Nissam; (4) Mohammed Jibin Nizamudeen, Sl.NO 1 to 4 residing at Thoppil Garden, Tholikuzhy, Adayaman, Pazhayakunnummel, Thattathumala, Trivandrum-695614; (5) Mr. Shameer Abdul Vaheed Muhammed & (6) Mrs. Shabeena S, both Sl.No:5&6 residing at Shiyas Manzil, Kurokkode, Nedumangad, Trivandrum-695541.

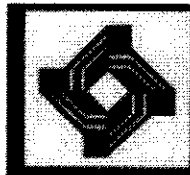
E-Auction Sale Notice for sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

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 CENTRAL BANK OF INDIA, the actual possession of which has been taken by the Authorized Officer of CENTRAL BANK OF INDIA (Secured Creditor), will be sold on "As is Where is", "As is What is", and "Whatever there is" on **20/06/2024**, for recovery **Rs.4,41,79,468/- (Rupees Four Crores Forty One Lakhs Seventy Nine Thousand Four Hundred and Sixty Eight Only)** due to the CENTRAL BANK OF INDIA (Secured Creditor) as on 09.05.2024 and further interest and cost thereon from 09.05.2024.

DESCRIPTION OF IMMOVABLE PROPERTIES

BRANCH	DESCRIPTION OF THE PROPERTIES	CONTRACTUAL DUES AS ON DATE OF SALE NOTICE	RESERVE PRICE (in Lakh)	TIME OF SALE
			EMD (in Lakh)	
			BID INCREASE AMT(in Lakh)	
PEROORKADA	31.11 Ares (17.81 Ares in Re.Sy.No.315/5-3, 3.39 Ares in Re.Sy.No.315/4-1, 3.44 Ares in Re.Sy.No.315/4-2 & 6.47 Ares in Re.Sy.No.315/4-3) of land with buildings and other items comprised in Block No.40,	Rs.4,41,79,468/- (Rupees Four Crores Forty One Lakhs Seventy Nine Thousand Four Hundred and	Rs.114.02 Lakh	10:00 AM 04:00 PM
			Rs. 11.40 Lakh	
			Rs.50,000/-	





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Central Bank of India

CENTRAL TO YOU SINCE 1911

	Thandapper No.13598, MC Road, Nilamel Village, Kottarakara Taluk, Chadayamangalam SRO, Kollam Dist, owned by Mrs. Shameena S.	Sixty Only)	Eight		
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1) Property Inspection Date & Timing: **15.06.2024** between 10.00 am to 4.00 pm.

2) Interested bidders may deposit pre-bid EMD with MSTC before the close of e-auction. Credit of pre bid EMD shall be given to the bidder only after receipt of payment in MSTC's bank account and update of such information in the e-auction website. This may take some time as per banking process and hence bidders, in their own interest, are advised to submit the pre-bid EMD amount well in advance to avoid any last minute problem.

3) Date & Time of e-auction: **20.06.2024** from 10:00 AM to 4:00 PM (with auto extension clause in case of bid in last Ten minutes before closing), The auction will be conducted through the Bank's approved service provider "<https://www.mstcecommerce.com>" For further details, terms and conditions, the interested bidders can visit our Bank's website at <https://www.centralbankofindia.co.in> & <https://www.ibapi.in> and submit bid for participation in the E-auction Portal <https://www.mstcecommerce.com/auctionhome/ibapi>.

For detailed terms and conditions of the sale, please refer to the link provided in www.mstcecommerce.com, in secured Creditor's website ie www.centralbankofindia.co.in.

The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact to www.mstcecommerce.com on their Central Helpdesk Number 033-22901004 or Contact: Central bank of India, Peroorkada branch, Branch Manager: 8943335121 & Authorised Officer Regional Office Trivandrum: 9561609829.

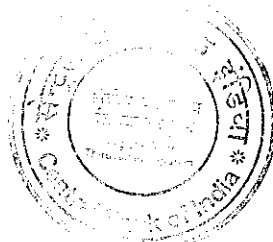
----- Statutory 30 days subsequent sale notice under Rule 8(6) of SARFAESI Act 2002 -----

കേന്ദ്ര സെൻട്രൽ ബാങ്ക് ഓഫ് ഇന്ത്യ
For Central Bank of India


പ്രാധികൃത അധികാരി
Authorized Officer

Place: PEROORKADA

Date: 09.05.2024



Terms and condition for E-Auction:

1. The e-Auction is being held on "AS IS WHERE IS" and "AS IS WHAT IS" and "WHATEVER THERE IS" BASIS.
2. The E-Auction will take place through portal www.mstcecommerce.com on 20.06.2024 from 10:00 AM to 04:00 PM with auto extension of 10 minutes, Date & Time of Inspection: 15.06.2024 from 10.00 AM to 4.00 PM.
3. Interested bidders may deposit pre-bid EMD with MSTC before the close of e-auction. Credit of pre bid EMD shall be given to the bidder only after receipt of payment in MSTC's bank account and update of such information in the e-auction website. This may take some time as per banking process and hence bidders, in their own interest, are advised to submit the pre-bid EMD amount well in advance to avoid any last minute problem.
4. For downloading further details, Process Compliance and Terms & Conditions, Please visit: a. <https://www.centralbankofindia.co.in>, b. website address of our E-Auction Service Provider <https://www.mstcecommerce.com>. Bidders may visit www.ibapi.in or www.mstcecommerce.com where "Guidelines" for bidders are available with educational videos. Bidders shall complete the formalities including registration in the said website before the last date of payment of EMD.
5. The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction from e-BIDDING-IBAPI portal (<https://www.ibapi.in>). The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact to www.mstcecommerce.com on their Central Helpdesk Number 033-40645207, 40609118, 40645316, and for registration queries email to ibapiop@mstcecommerce.com.
6. Bidders may give offers either for one or for all the properties. Bidder's Global Wallet should have sufficient balance (\geq EMD amount) at the time of bidding. In case of offers for more than one property bidders will have to deposit EMD for each property.
7. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through i.e. NEFT/Transfer (After generation of Challan from (<https://www.mstcecommerce.com>) in bidders Global EMD Wallet. NEFT transfer can be done from any Scheduled Commercial Bank. Payment of EMD by any other mode such as Cheques will not be accepted. Bidders, not depositing the required EMD, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest and EMD of the unsuccessful bidders will be returned without interest.
8. The property will not be sold below the reserve price set by the Authorized Officer. The bid quoted below the reserve price shall be rejected. The bidders shall increase their bids in multiplies of the amount specified in the public sale notice/Terms and condition of Sale. Unlimited extension of 05 Minutes time will be given in case of receipt of bid in last five minutes. Five minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of ten minutes to the last highest bid, the e-auction shall be closed.
9. To the best of knowledge and information of the Authorized Officer, any encumbrance is not known on properties. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/ rights/ dues/ effecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues.
10. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of property/ies put on auction will be permitted to interested bidders at sites as mentioned against each property description.
11. During the Online Inter-se Bidding, Bidder can improve their Bid Amount as per the 'Bid Increase Amount' (mentioned above) or its multiple and in case bid is placed during the last 10 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 05 minutes (each time till the closure of e-Auction process), otherwise, it'll automatically get closed. The bidder who submits the highest bid amount (not below the Reserve Price) on the closure of the e-Auction Process shall be declared as a Successful Bidder by the Authorized Officer/ Secured Creditor, after required verification.
12. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, on the same day or not later than next working day after the acceptance of bid price by the Authorised Officer and the balance 75% of the sale price on or before 15th day of sale or within such extended period as agreed upon in writing by and solely at the discretion of the Authorised Officer. In case of default in payment by the successful bidder, the amount already deposited by the bidder shall be liable to be forfeited and property shall be put to re-auction and the defaulting borrower shall have no claim/ right in respect of property/ amount.
13. The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and also all the statutory/ non-statutory dues, taxes, rates, assessment charges, fees etc. owing to anybody.
14. The Authorized Officer is not bound to accept the highest offer and the Authorized Officer has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction without assigning any reason thereof.

