

COVERING LETTER TO SALE NOTICE

Ref:: 2772/SARF/SALE NOTICE/BABS/2024-2025

Date :23.07.2024

To, .

1. M/s BABS CREATIVE CONCEPTS INTERNATIONAL PVT LTD
REP BY M D MR BASHEER C P AND MR RADHAKRISHNAN T P,
29/862 BC ENCLAVE,
MAVOOR ROAD,
KOTTOLI,
KOZHIKODE- 673016
2. Sri. BASHEER C P,
CHARAPARAMBIL HOUSE,
ESTATE MUKKU PO,
EKAROOOL VIA UNNIKILAM,
KOZHIKODE-673574
3. Sri. RADHAKRISHNAN T P,
S/o PADMANABHAKURUPPU,
THEKKE PUTHIYAVETTEL,
VALIYA VALAPPU,
NALLALAM,
KOZHIKODE-673027
4. Sri. ABDURAHIMAN P P,
S/o MOIDHEEN KUTTY,
BARAKATH MANZIL,
NAMARUTHUR,
MALAPPURAM,
KERALA-676109
5. Sri. ISMAIL SALEEM VM,
S/o MAMEDKUTTY V M,
ETTAPPURAM HOUSE,
PARUTHIPPARA,
RAMANATTUKARA,
KOZHIKODE-673632

Dear Sir/ Madam,

Sub: Notice under S.13(4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 6(2) the Security Interest (Enforcement) Rules, 2002.

As you are aware, I, on behalf of **Canara Bank, Mavoor Road Branch (DP CD: 2441)** have taken possession of the assets described in Schedule of Sale Notice annexed hereto in terms of Section 13(4) of the subject Act in connection with outstanding dues payable by you to **Canara Bank, Mavoor Road Branch (DP CD: 2441)**.

The undersigned proposes to sell the assets more fully described in the Schedule of Sale Notice.

Internal

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Canara Bank



सिंडिकेट Syndicate

Hence, in terms of the provisions of the subject Act and Rules made thereunder, I am herewith sending the Sale Notice containing terms and conditions of the sale.

This is without prejudice to any other rights available to the Bank under the subject Act/ or any other law in force.

Yours faithfully,

AUTHORISED OFFICER,
CANARA BANK

Enclosure - ~~Sale Officer~~
Canara Bank
Regional Office
Kozhikode



Internal

(A GOVERNMENT OF INDIA UNDERTAKING), HO: BENGALURU

Branch : Mavoor Road Branch, Mob- 04952725151,cb2772@canarabank.com

SALE NOTICE (Auction Sale Notice for Immovable properties)

AUCTION SALE NOTICE OF IMMOVABLE PROPERTIES UNDER RULES 8(6) & 9 OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002.

Notice is hereby given to the effect that the immovable properties described herein, taken possession under the provisions of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and Security Interest (Enforcement) Rules 2002, will be sold by holding public auction.

1.	Name and Address of the Secured Creditor	Canara Bank, MAVOOR ROAD Branch
2.	Name and Address of the Borrowers /Guarantors	1. M/s BABS CREATIVE CONCEPTS INTERNATIONAL PVT LTD REP BY M D MR BASHEER C P AND MR RADHAKRISHNAN T P, 29/862 BC ENCLAVE, MAVOOR ROAD, KOTTOLI, KOZHIKODE- 673016 2. Sri. BASHEER C P, CHARAPARAMBIL HOUSE, ESTATE MUKKU PO, EKAROOL VIA UNNIKILAM, KOZHIKODE-673574 3. Sri. RADHAKRISHNAN T P, S/o PADMANABHAKURUPPU, THEKKE PUTHIYAVETIL, VALIYA VALAPPU, NALLALAM, KOZHIKODE-673027 4. Sri. ABDURAHIMAN P P, S/o MOIDHEEN KUTTY, BARAKATH MANZIL, NAMARUTHUR, MALAPPURAM, KERALA-676109 5. Sri. ISMAIL SALEEM VM, S/o MAMEDKUTTY V M, ETTAPPURAM HOUSE, PARUTHIPPARA, RAMANATTUKARA, KOZHIKODE-673632



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3.	Total liabilities as on Date	Rs 91,45,523.87 (Rupees Ninety One Lakhs Fourty Five Thousand Five Hundred and Twenty Three and Paise Eight Seven Only) as on 22.07.2024 Plus further interest and other charges including legal expenses
4	(a) Mode of Auction	E-auction (Online)
	(b) Details of Auction Service Provider	M/s e-Procurement Technologies Ltd (Auction Tiger) Address: B-704, Wall Street-II, Opp. Orient Club, Nr Gujarat College, Ellis Bridge, Ahmedabad-380006, Gujarat India Contact Number: 9722778828 D:079-68136891 Email-Id: Praveen.thevar@auctiontiger.net & Support@auctiontiger.net
	(c) Date & Time of e-auction	14.08.2024 between 10.30 AM to 11.30 AM (With unlimited extension of 5 minutes duration each till sale is concluded)
	(d) Portal of E Auction	https://canarabank.auctiontiger.net
5	Details of Properties	All part and parcel of 29.600 cents of land in Re Sy 83/1 , 83/4 (Old Sy No 36/1, 34/4 and 35/5) with residential building in Unnikulam Amsom and Desom of Unnikulam Village, Koyilandy Taluk and Kozhikode District in the name of Mr Basheer C P East - Property in possession of Azeez South - Property in the Possession of Khader and Kamrunneesa West - Property in the Possession of Basheer South - Koyilandy –Thamarassery SH Road
6	Reserve Price	Rs 1,59,00,000/- (Rupees One Crore Fifty Nine Lakhs Only)
	a) Earnest Money Deposit (EMD)	Rs 15,90,000/- (Rupees Fifteen Lakhs Ninety Thousand Only)



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Branch : Mavoor Road Branch, Mob- 04952725151,cb2772@canarabank.com

b) Last Date for receipt of EMD	On or before 12.08.2024 till 4.00 PM
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7. Other terms and conditions :

- a) The property/ies will be sold in **"AS IS WHERE IS" and AS IS WHAT IS** "condition, including encumbrances if any. (There are no encumbrances to the knowledge of the Bank. For details of encumbrance, contact the undersigned before deposit of the Earnest Money Deposit (EMD) referred to in 7(d) below).
- b) The property/ies will not be sold below the Reserve Price. Bidders shall improve their offers in multiplies of **Rs. 10,000/-** for subject property. The bidder who submits the highest bid (above the Reserve price) on closure of 'Online' auction shall be declared as successful bidder. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor
- c) The property can be inspected on or before 23.08.2024 between 10 am and 4 pm
- d) The intending bidders shall deposit Earnest Money Deposit (EMD) of **Rs 15,90,000** being 10 % of the Reserve Price, by way of DD favour of Authorized Officer, Canara Bank, MAVOOR ROAD Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to 209272434- SL-OL-RTGS-NEFT PMT ENS, IFSC Code: CNRB0002772 on or before 12.08.2024 till 4 P M.
- e) Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.
- f) The successful bidder shall deposit 25 % of the sale price (inclusive of EMD already paid), immediately on the sale being knocked down in his/ her favour and the balance within 15 days from the date of confirmation of sale. If the successful bidder fails to pay the sale price as stated above, the deposit made by him shall be forfeited.
- g) All charges for conveyance, stamp duty and registration etc., as applicable shall be borne by the successful bidder only.
- h) For sale proceeds above Rs 50 (Rupees Fifty) lacs, TDS shall be payable at the rate 1 % of the Sale amount, which shall be payable separately by the Successful buyer.
- i) Authorised officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.



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- j) For further details Canara Bank, Mavoor Road Branch, D No. 5/3420, Kannankandy Chambers, Near Areyadath Palam, Mavoor Road, Kozhikode-673004, Mob (rocltrec@canarabank.com) may be contacted during office hours on any working day, e-mail id M/s e-Procurement Technologies Ltd (Auction Tiger), B-704, Wall Street-II, Opp. Orient Club, Nr Gujarat College, Ellis Bridge, Ahmedabad-380006, Gujarat, India. Mr. PraveenkumarThevar, Contact Number: Mob: 9722778828/ 9265562818/ 9265562821 D:079-68136842/ 6837/ 6875) Email id: praveen.thevar@auctiontiger.net & support@auctiontiger.net, Website: <https://canarabank.auctiontiger>.

Place: MAVOOR ROAD

Date: 23.07.2024


Authorised Officer
Canara Bank
Regional Office
Kozhikode



Internal