

**ONLINE E – AUCTION SALE OF ASSET****Phoenix ARC Private Limited**

**Regd. Office:** 3<sup>rd</sup> floor, Wallace Towers, 139/140/B/1, Crossing of Sahar Road and Western Express Highway, Vile Parle East, Mumbai-400057; Tel: 022- 68492450, Fax: 022- 67412313; CIN: U67190MH2007PTC168303; Email: [info@phoenixarc.co.in](mailto:info@phoenixarc.co.in); Website: [www.phoenixarc.co.in](http://www.phoenixarc.co.in)

**PUBLIC NOTICE FOR ONLINE E- AUCTION**

In exercise of the powers under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002 (RULES) and pursuant to the possession of the secured asset of the borrower, mortgagor and guarantors mentioned hereunder vested with the Authorised Officer under the said SARFAESI Act and RULES for recovery of the secured debts, the Authorised Officer has decided to sell the secured assets by auction sale.

Notice is hereby given to the public in general and to the borrower, mortgagors and guarantors in particular, that the under mentioned properties mortgaged to Phoenix ARC Private Limited acting in capacity as Trustee of the respective trusts mentioned below (Phoenix) (pursuant to assignment of debt by various Banks mentioned below (Assignor Banks) in favour of Phoenix vide the respective Assignment Agreements more particularly mentioned below ) will be sold on “AS IS WHERE IS” basis and “AS IS WHAT IS” and “WITHOUT RECOURSE” condition, by way of “online e-auction” for recovery of dues and further interest, charges and costs etc. as detailed below in terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002 through <https://www.bankeauctions.com> as per the details given below:

**ITEM NO. 1**

<b>Borrower</b>	Ann Impex House of Spices represented by its partners Mr. Sabu Joseph and Mrs. Minu Sabu
<b>Co-obligant/Guarantors</b>	1. Mr. Sabu Joseph; 2. Mrs. Minu Sabu; 3. Mrs. Thankamma Joseph
<b>Details of Assignment</b>	Assignor Bank - Karnataka Bank Limited, Trust - Phoenix Trust FY18-5; Date of Assignment – 27.09.2017
<b>Amount due/Secured Debt as per Notice under Section 13(2) of SARFAESI Act, 2002</b>	<b>Rs.7,00,12,182.13/- (Rupees Seven Crores Twelve Thousand One Hundred and Eighty-Two and Paise Thirteen Only) as on 12.06.2016 together with further interest and other cost and charges and expenses from 01.06.2016 as per the notice dated 13.06.2016.</b>
<b>Amount due as on 30-09-2024</b>	<b>Rs.28,95,79,684.54/- (Rupees Twenty-Eight Crores Ninety-Five Lakhs Seventy-Nine Thousand Six Hundred Eight Four and Paise Fifty-Four Only) along with further interest incidental expenses, costs and charges etc. at contractual rates</b>

**Property No. 1 Owned by Mrs. Minu Sabu.**

All that part and parcel of Residential/Commercial Land measuring 13 Ares 60 Square Meters S.Y. No. 299/4 Re-Sy. No. 265/7 Part, situated at Kanjoor Panchayat, Thuruvankara Block 28, Vadakkumbhagam Village, Aluva Taluk, Sreemoolangaram Sub District, Ernakulam District

**Boundaries:**

East: Road (panchayath road)  
West: Property of Rajan  
North: Property of Sini Joseph  
South: Property of Chunduruthy

**Property No. 2 Owned by Mrs. Minu Sabu:**

All that part and parcel of residential land property measuring 33 Ares and 08 square meters (81.739 cents) bearing Sy no. 577/2, 4 and 576/2 Re-Sy. No. 211/1, block no 28, situated in Kanjoor Desom, Aluva Taluk. Vadakkumbhagam Village, Pandaravaka Pattom. Ernakulam District

**Boundaries:**

East: Panjayath road North: Property of Perumayan Kuriappan and Jayakumar of Jayaram Nivas West: Thodu and Vacant land South: Chempakappilli Harijan colony Road and Chempakappilli Thara Shree Bhagavathi Temple					
<b>Possession details</b>	Physical Possession				
<b>Date and Time of Inspection of Property</b>	<b>On Request</b>				
<b>Reserve Price</b>	<b>Property No. 1-</b> Rs. 36,00,000/- (Rupees Thirty-Six Lakhs Only)  <b>Property No. 2-</b> Rs. 73,80,000/- (Rupees Seventy-Three Lakhs Eighty Thousand Only)				
<b>Earnest Money Deposit</b>	<b>Property No. 1-</b> Rs. 3,60,000/- (Rupees Three Lakhs Sixty Thousand Only)  <b>Property No. 2-</b> Rs. 7,38,000/- (Rupees Seven Lakhs Thirty-Eight Thousand Only)				
<b>EMD Remittance Details:</b>	<b>The Earnest Money must be deposited by way of RTGS/NEFT Favouring “PHOENIX TRUST FY18-5”,</b>  <table border="1" style="width: 100%;"> <tr> <td><b>Bank Name: Kotak Mahindra Bank Limited</b></td> <td><b>Current Account No: 3312074424</b></td> </tr> <tr> <td><b>Branch: Kalina</b></td> <td><b>IFSC Code: KKBK0000631</b></td> </tr> </table>	<b>Bank Name: Kotak Mahindra Bank Limited</b>	<b>Current Account No: 3312074424</b>	<b>Branch: Kalina</b>	<b>IFSC Code: KKBK0000631</b>
<b>Bank Name: Kotak Mahindra Bank Limited</b>	<b>Current Account No: 3312074424</b>				
<b>Branch: Kalina</b>	<b>IFSC Code: KKBK0000631</b>				
<b>Incremental Value</b>	Rs.50,000/- (Rupees Fifty Thousand Only) & in such multiple				
<b>Last date for submission of EMD</b>	06-12-2024 (Friday) on or before closing of banking hours				
<b>Date &amp; Time of E-Auction</b>	09-12-2024 (Monday) between 11:00 a.m. to 12:00 noon				
<b>Link for Tender documents:</b>	<a href="https://phoenixarc.co.in/?p=5140">https://phoenixarc.co.in/?p=5140</a>				
<b>Encumbrances</b>	Not Known				
<b>ITEM NO. 2</b>					
<b>Borrower</b>	M/s Lasya Diamond Jewellery represented by Mr.Suresh M.K				
<b>Personal Guarantors</b>	1.Mrs. Pushpa Suresh, 2. Legal Heirs of Late Chandra Bose, 3.Mr. Ramanunni				
<b>Details of Assignment</b>	Assignor – Federal Bank Limited, Trust - Phoenix Trust FY17-13, Date of Assignment – 31.03.2017				
<b>Amount due as on 30-09-2024</b>	<b>Rs.22,61,62,083.51/- (Rupees Twenty-Two Crores Sixty-One Lakhs Sixty-Two Thousand Eighty-Three and Paise Fifty-One Only) along with further interest incidental expenses, costs and charges etc. at contractual rates</b>				
<b>Amount due/Secured Debt as per Notice under Section 13(2) of SARFAESI Act, 2002:</b>	<b>Rs.7,36,49,195.23 (Rupees Seven Crores Thirty-Six Lakhs Forty-Nine Thousand One Hundred Ninety-Five and Paise Twenty-Three Only) as on 30.06.2016 together with further interest and other cost and charges and expenses as per the notice dated 18.07.2016.</b>				
<b>Details of Secured Asset</b>	<b>Property No. 1 Owned by Mr. M K Suresh:</b> All that piece and parcel of land having extent of 3.24 ares along with building and all improvements thereon situated in survey no. 580/4 of Kattoor village, Mukundapuram taluk, Thrissur district, Kerala & 0.81 Ares along with all improvements thereon in survey no 580/5 of Kattoor village, Mukundapuram taluk, Thrissur district, Kerala. Boundaries: <table border="1" style="width: 100%; margin-top: 5px;"> <tr> <td>East: Property of Ameena</td> <td>West: Property of Pudiyaath Velayudhan</td> </tr> <tr> <td>North: Property of Kattila Peedikayil Hyder</td> <td>South: Pongjanam Road</td> </tr> </table>	East: Property of Ameena	West: Property of Pudiyaath Velayudhan	North: Property of Kattila Peedikayil Hyder	South: Pongjanam Road
East: Property of Ameena	West: Property of Pudiyaath Velayudhan				
North: Property of Kattila Peedikayil Hyder	South: Pongjanam Road				

**Property No. 2 Owned by Mr. M K Suresh:**

(a) All that piece and parcel of land having extent of 33.82 Ares along with all improvements in survey no 505 of Kattoor village, Mukundapuram Taluk, Thrissur district Kerala.

Boundaries:

East: Property of Kozhiparamban and Nadavazhi	North: Property of Hussian
West: Reclaimed land and Private vazhi	South: Property of Peedikakkal Family

(b) All that piece and parcel of land having extent of 3.10 ares along with building in survey no 505 of Kattoor village, Mukundapuram Taluk, Thrissur district Kerala state. Boundaries:

East: Remaining Property of Vennikkal Kamala	West: Property of Palakkal Saji
North: Property of Kamala and other property of Suresh	South: Pathway to this property and property of Kamala

**Property No. 3: Owned by Mr. M K Suresh:**

All that part and parcel of land having extent 3.24 ares, 12.95 ares, 16.19 ares situated in 634/2, 635/3 of Kattoor village, Mukundapuram taluk, Thrissur District, Kerala. Boundaries:

East: Property of Kattilapeedikayil Hamsa	North: Panchayat Vazhy
West: Property of Vellinkaran Mathu	South: Property of Koottambillymanakkal Appan

**Property No. 4 Owned by Mr. Ramanunny**

All that part and parcel of land having an extent of 1.62 ares and 12.55 ares in Sy. No. 233/1 and 232 of Ichamudy Village, Thrissur Taluk, Thrissur District, Kerala. Boundaries:

East: Property of Ramanunny and Thodu	West: Property of Kannoly Radha and Kannoly Ranjan
North: Panchayat Vazhy	South: Property of Kannoly Ramanunny and Kannoly Udayabhanu

**Property No. 5 Owned by legal heirs of Late Mr. Chandra Bose:**

(a) All that part and parcel of land having an extent of 2.74 Ares along with all improvement thereon situated at Survey No. 632/3 of Katoor Village, Mukundapuram Taluk, Thrissur District, Kerala State. Boundaries:

East: Property of Legal Heirs of Late Chandrabose	West: Property of C Vilasini and 3 others
North: Panchayath Road	South: Property of Shiju

(b) All that part and parcel of land having an extent of 8.30 Ares along with the building numbered Door No. 8/161 and 8/162 and all improvements thereon situated at Survey No. 632/3 of Katoor Village, Mukundapuram Taluk, Thrissur District, Kerala State. Boundaries:

East: Property of Muhammed Ali	North: Pongjanam Road /PWD Road
West: Property of Narayanan	South: Property of Narayanan

**Property No 6 Owned by Mr. M K Suresh:**

All that part and parcel of Land having extent of 7.62 Ares with building and all improvements thereon situated at S.Y. No. 446/2 of Kattoor village, Mukundapuram taluk, Thrissur district, Kerala state. Boundaries:-

	<table border="1"> <tr> <td>East: Panchayat Road</td> <td>West : Property of Parameswaran Kizhakitta &amp; Kanoly Canal</td> </tr> <tr> <td>South : Thodu</td> <td>North : Thodu &amp; property of Parameswarab Kizhakitta</td> </tr> </table> <p><b>Property No. 7 Owned by Mr. M K Suresh:</b> All that part and parcel of land having extent of 14.16 ares along with building and all improvements thereon situated in survey No. 4/6 and 12.14 ares along with building and all improvements thereon situated in survey no. 4/7 of Karamuck Village, Thrissur Taluk, Thrissur District, Kerala. Boundaries:</p> <table border="1"> <tr> <td>East: Properties of Valiyaparambil Sreedharan &amp; Airumbooruverangan Majo</td> <td>West: Property Sold by Erenzhgath Premal</td> </tr> <tr> <td>South: Panchayat Vazhi</td> <td>North: River</td> </tr> </table> <p><b>Property No. 8 Owned by Mrs. Pushpa Suresh:</b> All that piece and parcel of land having extent 4.05 Ares along with building and all improvements thereon situated in survey no 249/3 of Kattoor village, Mukundapuram Taluk, Thrissur district Kerala state. Boundaries:</p> <table border="1"> <tr> <td>East: Property of Erattu Velayudhan</td> <td>West: Property of Malayatti Jayaraj</td> </tr> <tr> <td>North: Property of Saarkkara Babu</td> <td>South: Property of Kuruveetil Bhabupriya.</td> </tr> </table>	East: Panchayat Road	West : Property of Parameswaran Kizhakitta & Kanoly Canal	South : Thodu	North : Thodu & property of Parameswarab Kizhakitta	East: Properties of Valiyaparambil Sreedharan & Airumbooruverangan Majo	West: Property Sold by Erenzhgath Premal	South: Panchayat Vazhi	North: River	East: Property of Erattu Velayudhan	West: Property of Malayatti Jayaraj	North: Property of Saarkkara Babu	South: Property of Kuruveetil Bhabupriya.
East: Panchayat Road	West : Property of Parameswaran Kizhakitta & Kanoly Canal												
South : Thodu	North : Thodu & property of Parameswarab Kizhakitta												
East: Properties of Valiyaparambil Sreedharan & Airumbooruverangan Majo	West: Property Sold by Erenzhgath Premal												
South: Panchayat Vazhi	North: River												
East: Property of Erattu Velayudhan	West: Property of Malayatti Jayaraj												
North: Property of Saarkkara Babu	South: Property of Kuruveetil Bhabupriya.												
<b>Possession details</b>	Property No 1 to 3 and 5 to 8 are under physical possession. Property No. 4 is under Symbolic Possession.												
<b>Date and Time of Inspection of Property</b>	<b>On Request</b>												
<b>Reserve Price</b>	<p><b>Property No. 1:</b> Rs. 48,00,000 (Rupees Forty-Eight Lakhs Only)</p> <p><b>Property Nos. 2 (a) &amp; (b):</b> Rs.59,00,000/- (Rupees Fifty-Nine Lakhs Only)</p> <p><b>Property No. 3:</b> Rs. 83,00,000/- (Rupees Eighty-Three Lakhs Only)</p> <p><b>Property No. 4:</b> Rs. 47,00,000/- (Rupees Forty-Seven Lakhs Only)</p> <p><b>Property No. 5:</b> Rs. 46,00,000/- (Rupees Forty-Six Lakhs Only)</p> <p><b>Property No. 6:</b> Rs. 10,00,000/- (Rupees Ten Lakhs Only)</p> <p><b>Property No. 7:</b> Rs. 40,50,000/- (Rupees Forty Lakhs Fifty Thousand Only)</p> <p><b>Property No. 8:</b> Rs. 28,00,000/- (Rupees Twenty-Eight Lakhs Only)</p>												
<b>Earnest Money Deposit</b>	<p><b>Property No. 1:</b> Rs.4,80,000 /- (Rupees Four Lakhs Eighty Thousand Only)</p> <p><b>Property Nos. 2 (a) &amp; (b):</b> Rs.5,90,000/- (Rupees Five Lakhs Ninety Thousand Only)</p> <p><b>Property No. 3:</b> Rs.8,30,000/- (Rupees Eight Lakhs Thirty Thousand Only)</p> <p><b>Property No.4:</b> Rs.4,70,000/- (Rupees Four Lakhs Seventy Thousand Only)</p>												

	<p><b>Property No. 5:</b> Rs.4,60,000/- (Four Lakhs Sixty Thousand Only)</p> <p><b>Property No. 6:</b> Rs.1,00,000/- (Rupees One Lakh Only)</p> <p><b>Property No. 7:</b> Rs. 4,50,000/- (Rupees Four Lakhs Fifty Thousand Only)</p> <p><b>Property No. 8:</b> Rs. 2,80,000/- (Rupees Two Lakhs Eighty Thousand Only)</p>								
<b>EMD Remittance Details:</b>	<b>PHOENIX TRUST FY 17-13”, Account Number: 1112018778; Kotak Mahindra Bank Limited, Branch: Bandra (East), Mumbai, IFSC Code: KKBK0001368.</b>								
<b>Incremental Value</b>	Rs.50,000/- (Rupees Fifty Thousand Only) & in such multiple								
<b>Last date for submission of EMD</b>	06-12-2024 (Friday) on or before closing of banking hours								
<b>Date &amp; Time of E-Auction</b>	09-12-2024 (Monday) between 11:00 a.m. to 12:00 noon								
<b>Link for Tender documents:</b>	<a href="https://phoenixarc.co.in/?p=5145">https://phoenixarc.co.in/?p=5145</a>								
<b>Encumbrances</b>	Not known								
<b>ITEM NO. 3</b>									
<b>Borrower</b>	PSN Motors Private Limited, PSN Industries Private Limited, PSN Auto Spares India Private Limited, Sangameswaran P.K.								
<b>Co-Obligant/ Guarantors</b>	1.Mr. Sangameswaran P K, 2. Mrs. Sudha Sangameswaran, 3. PSN Industries Private Limited, 4. PSN Auto Spares Private Limited								
<b>Details of Assignment</b>	Assignor – Federal Bank Limited, Trust - Phoenix Trust FY17-13, Date of Assignment – 31.03.2017								
<b>Amount due as on 30-09-2024</b>	<b>Rs.19,10,80,099.84/- (Rupees Nineteen Crores Ten Lakhs Eighty Thousand Ninety-Nine and Paise Eighty-Four Only) along with further interest incidental expenses, costs and charges etc. at contractual rates</b>								
<b>Amount due/Secured Debt as per Notice under Section 13(2) of SARFAESI Act, 2002</b>	<b>Rs. 6,84,71,393.34 (Rupees Six Crores Eighty-Four Lakhs Seventy One Thousand Three Hundred and Ninety Three and Paise Thirty Four Only) as on 09.10.2015 together with further interest and other cost and charges and expenses as per the notice dated 09.10.2015.</b>								
	<p><b>Property owned by PSN Motors Private Limited:</b></p> <p>a) All that part and parcel land admeasuring 7.62 Ares with Sy No. 27/1/Part situated in Thangalur Village, Mundur Sub District Thrissur District. Boundaries:</p> <table border="1" style="width: 100%;"> <tr> <td>North: Velur Kiraloor Road</td> <td>South: Private Way of Shree Ekadhantha Agencies Pvt. Ltd</td> </tr> <tr> <td>East: Property of Shree Ekadhantha Agencies Pvt. Ltd.</td> <td>West: Irrigation Canal</td> </tr> </table> <p>b) All that part and parcel land admeasuring 19.86 Ares with Sy No. 27/1/P situated in Thangalur Village, Thrissur District. Boundaries:</p> <table border="1" style="width: 100%;"> <tr> <td>North: Private Way</td> <td>South: Irrigation Canal</td> </tr> <tr> <td>East: Remaining Property</td> <td>West: Property of Purchaser</td> </tr> </table> <p>Out of the above land area 22 feet road is kept apart for common usage for this property and that of property in resurvey no 27/1 of 27.3 cents owned by Stephen and Ashar</p>	North: Velur Kiraloor Road	South: Private Way of Shree Ekadhantha Agencies Pvt. Ltd	East: Property of Shree Ekadhantha Agencies Pvt. Ltd.	West: Irrigation Canal	North: Private Way	South: Irrigation Canal	East: Remaining Property	West: Property of Purchaser
North: Velur Kiraloor Road	South: Private Way of Shree Ekadhantha Agencies Pvt. Ltd								
East: Property of Shree Ekadhantha Agencies Pvt. Ltd.	West: Irrigation Canal								
North: Private Way	South: Irrigation Canal								
East: Remaining Property	West: Property of Purchaser								
<b>Possession details</b>	Physical Possession								

<b>Date and Time of Inspection of Property</b>	<b>On Request</b>												
<b>Reserve Price</b>	Rs.57,00,000 (Rupees Fifty-Seven Lakhs Only)												
<b>Earnest Money Deposit</b>	Rs.5,70,000/- (Rupees Five Lakhs Seventy Thousand Only)												
<b>EMD Remittance Details:</b>	<b>“PHOENIX TRUST FY 17-13”, Account Number: 1112018778; Kotak Mahindra Bank Limited, Branch: Bandra (East), Mumbai, IFSC Code: KKBK0001368.</b>												
<b>Incremental Value</b>	Rs.50,000/- (Rupees Fifty Thousand Only) & in such multiple												
<b>Last date for submission of EMD</b>	06-12-2024 (Friday) on or before closing of banking hours												
<b>Date &amp; Time of E-Auction</b>	09-12-2024 (Monday) between 11:00 a.m. to 12:00 noon												
<b>Link for Tender documents:</b>	<a href="https://phoenixarc.co.in/?p=5148">https://phoenixarc.co.in/?p=5148</a>												
<b>Encumbrances</b>	Not known												
<b>ITEM NO. 4</b>													
<b>Borrower</b>	Next Communications represented by Mr. MP Arun												
<b>Guarantors</b>	1.Mrs. Aishwarya Arun 2. Mrs. Rukmani												
<b>Details of Assignment</b>	Assignor – South Indian Bank Limited; Trust - Phoenix Trust FY17-8; Date of Assignment – 17.03.2017												
<b>Amount due/Secured Debt as per Notice under Section 13(2) of SARFAESI Act, 2002:</b>	<b>Rs.1,04,66,014/- (Rupees One Crores Four Lakhs Sixty-Six Thousand and Fourteen Only) as on 30.09.2013 together with further interest and other cost and charges and expenses as per the notice dated 23.10.2013</b>												
<b>Amount due as on 30-09-2024</b>	<b>Rs.4,82,74,712.69/- (Rupees Four Crore Eighty-Two Lakhs Seventy-Four Thousand Seven Hundred Twelve and Paise Sixty-Nine Only) along with further interest incidental expenses, costs and charges etc. at contractual rates</b>												
<b>Details of Secured Asset</b>	<p><b>Property No. 1 Owned by M P Arun</b> All that part and parcel of 27.5 cents of land in survey no.35/3 including a residential building measuring 700 sq. ft at West Vemballur Village and Kodungallur Thaluk bounded as follows:</p> <table border="1" style="width: 100%;"> <tr> <td>On the North: Property of Salim</td> <td>On the East: Road</td> </tr> <tr> <td>On the West: Property of Pushpangatham, Lalitha, Venu and Own Properties</td> <td>On the South: Property of Rajeevan and Purushottam</td> </tr> </table> <p><b>Property No. 2 Owned by Mr. M P Arun and Mrs. Aishwarya Arun</b> All that part and parcel of 11 cents of land in Survey no. 35/3, Srinarayanapuram Village Vemballur Post, Kodungallur Taluk and bounded as follows:</p> <table border="1" style="width: 100%;"> <tr> <td>On the North: Property belonging to Pushpangathan</td> <td>On the West: Property belonging to Lalitha</td> </tr> <tr> <td>On the East: Road and Property belonging to Arun</td> <td>On the South: Property belonging to Venu</td> </tr> </table> <p><b>Property No. 3 Owned by Mrs. Aishwarya Arun</b> All that part and parcel of 25 cents of land in Survey No 39/6 at West Vemballur Village, Kodungallur Thaluk and bounded as follows:</p> <table border="1" style="width: 100%;"> <tr> <td>On the North: Property belonging to Chandrasekhran</td> <td>On the South: Road</td> </tr> <tr> <td>On the West: Property belonging to Arun</td> <td>On the East: Road</td> </tr> </table>	On the North: Property of Salim	On the East: Road	On the West: Property of Pushpangatham, Lalitha, Venu and Own Properties	On the South: Property of Rajeevan and Purushottam	On the North: Property belonging to Pushpangathan	On the West: Property belonging to Lalitha	On the East: Road and Property belonging to Arun	On the South: Property belonging to Venu	On the North: Property belonging to Chandrasekhran	On the South: Road	On the West: Property belonging to Arun	On the East: Road
On the North: Property of Salim	On the East: Road												
On the West: Property of Pushpangatham, Lalitha, Venu and Own Properties	On the South: Property of Rajeevan and Purushottam												
On the North: Property belonging to Pushpangathan	On the West: Property belonging to Lalitha												
On the East: Road and Property belonging to Arun	On the South: Property belonging to Venu												
On the North: Property belonging to Chandrasekhran	On the South: Road												
On the West: Property belonging to Arun	On the East: Road												

	<p><b>Property No. 4 Owned by Mrs Rukmini</b> All that part and parcel of 54 cents of land in Survey No. 33/1E situated at Sreenarayanapuram village and bounded as follows:</p> <table border="1"> <tr> <td>On the North: Property belonging to Hamsa</td> <td>On the East: Property belonging to Purushottam</td> </tr> <tr> <td>On the South: Property belonging to Arun</td> <td>On the West: Property belonging to Karunaakaran</td> </tr> </table>	On the North: Property belonging to Hamsa	On the East: Property belonging to Purushottam	On the South: Property belonging to Arun	On the West: Property belonging to Karunaakaran
On the North: Property belonging to Hamsa	On the East: Property belonging to Purushottam				
On the South: Property belonging to Arun	On the West: Property belonging to Karunaakaran				
<b>Possession details</b>	Property No. 1 in Symbolic Possession & Properties Nos. 2 to 4 in Physical Possession				
<b>Date and Time of Inspection of Property</b>	<b>On Request</b>				
<b>Reserve Price</b>	<p><b>Property No. 1:</b> Rs.8,50,000/- (Rupees Eight Lakhs Fifty Thousand Only)</p> <p><b>Property No. 2:</b> Rs.2,50,000/- (Rupees Two Lakhs Fifty Thousand Only)</p> <p><b>Property No. 3:</b> Rs.4,50,000/- (Rupees Four Lakhs Fifty Thousand Only)</p> <p><b>Property No. 4:</b> Rs.8,00,000/- (Rupees Eight Lakhs Only)</p>				
<b>Earnest Money Deposit</b>	<p><b>Property No. 1:</b> Rs.85,000/- (Rupees Eighty-Five Thousand Only)</p> <p><b>Property No. 2:</b> Rs.25,000/- (Rupees Twenty-Five Thousand Only)</p> <p><b>Property No. 3:</b> Rs. 45,000/- (Rupees Forty-Five Thousand Only)</p> <p><b>Property No. 4:</b> Rs.80,000/- (Rupees Eighty Thousand Only)</p>				
<b>EMD Remittance Details:</b>	<b>“PHOENIX TRUST FY 17-8”, Account Number: 0812529164; Kotak Mahindra Bank Limited, Branch: Bandra (East), Mumbai, IFSC Code: KKBK0001368.</b>				
<b>Incremental Value</b>	Rs.25,000/- (Rupees Twenty-Five Thousand Only) & in such multiple				
<b>Last date for submission of EMD</b>	06-12-2024 (Friday) on or before closing of banking hours				
<b>Date &amp; Time of E-Auction</b>	09-12-2024 (Monday) between 11:00 a.m. to 12:00 noon				
<b>Link for Tender documents:</b>	<a href="https://phoenixarc.co.in/?p=5151">https://phoenixarc.co.in/?p=5151</a>				
<b>Encumbrances</b>	Not known				

#### ITEM NO. 5

<b>Borrower</b>	Parcon Metalikks represented by its Proprietor Mr. VM. Mohammed Azeem
<b>Guarantors</b>	Mr. V.M. Mohammed Ansar
<b>Details of Assignment</b>	Assignor – Dhanlaxmi Bank Limited; Trust - Phoenix Trust FY14-18; Date of Assignment – 28.03.2014
<b>Amount due/Secured Debt as per Notice under Section 13(2) of SARFAESI Act, 2002:</b>	Rs.2,18,74,553.43/- (Rupees Two Crores Eighteen Lakhs Seventy-Four Thousand Five Hundred Fifty-Three One Only) with monthly rest from 30-12-2011 together with further interest and other cost and charges and expenses as per the notice dated 30.01.2012
<b>Amount due as on 30-09-2024</b>	<b>Rs.13,65,10,617.11/- (Rupees Thirteen Crores Sixty-Five Lakhs Ten Thousand Six Hundred Seventeen and Paise Eleven Only) along with further interest incidental expenses, costs and charges etc. at contractual rates</b>
<i>Details of Secured Asset</i>	<b>Property No.1:</b>

	<p>All the part and parcel of the landed property to an extent of 2.008 cents in Survey No. 648/3 in Ernakulam village, Kanayannur Taluk along with building bearing Cochin Corporation No. 40/4274, 40/4275/ 40/4281 A-3, 40/4281 A8 and all the rights appurtenant thereto with the following boundaries:</p> <table border="1"> <tr> <td>On the East by: Road</td> <td>On the North by: Part of Andul Khader bazaar building</td> </tr> <tr> <td>On the West by: Property of Kallepuram</td> <td>On the South by: Common stair case and part of Abdul Khader Bazaar building</td> </tr> </table> <p><b>Property No.2</b> All that part and parcel of the landed property in Survey No. 648/3 with an extent of 10 cents, in Ernakulam Village, Kanayannur Taluk along with building bearing Cochin Corporation No. 40/3483 and 40/3484 and all rights appurtenant thereto with the following boundaries:</p> <table border="1"> <tr> <td>On the East by: Common Vazhi (path) and property of Mohammed Azeem and Mohammed Ansari in Survey No. 648/3</td> <td>On the West by: Property of Mohammed Hamsa backside of Akbar Bazaar in Survey No. 648/3</td> </tr> <tr> <td>On the North by: Property of Mohammed Hamsa in Survey No. 648/3</td> <td>On the South by: Property of Mr. Anand A Shenoy in Survey No. 649</td> </tr> </table>	On the East by: Road	On the North by: Part of Andul Khader bazaar building	On the West by: Property of Kallepuram	On the South by: Common stair case and part of Abdul Khader Bazaar building	On the East by: Common Vazhi (path) and property of Mohammed Azeem and Mohammed Ansari in Survey No. 648/3	On the West by: Property of Mohammed Hamsa backside of Akbar Bazaar in Survey No. 648/3	On the North by: Property of Mohammed Hamsa in Survey No. 648/3	On the South by: Property of Mr. Anand A Shenoy in Survey No. 649
On the East by: Road	On the North by: Part of Andul Khader bazaar building								
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On the North by: Property of Mohammed Hamsa in Survey No. 648/3	On the South by: Property of Mr. Anand A Shenoy in Survey No. 649								
<b>Possession details</b>	Physical Possession								
<b>Date and Time of Inspection of Property</b>	<b>On Request</b>								
<b>Reserve Price</b>	Property No.1 - Rs.82,00,000/- (Rupees Eighty-Two Lakhs Only) Property No.2 – Rs.64,80,000/- (Rupees Sixty-Four Lakhs Eighty Thousand Only)								
<b>Earnest Money Deposit</b>	Property No.1 –Rs.8,20,000/- (Rupees Eight Lakhs Twenty Thousand Only) Property No.2 – Rs.6,48,000/- (Rupees Six Lakhs Forty-Eight Thousand Only)								
<b>EMD Remittance Details:</b>	<b>“PHOENIX TRUST FY 14-18”, Account Number: 4611411521; Kotak Mahindra Bank Limited, Branch: Kalina, Mumbai, IFSC Code: KKBK0000631</b>								
<b>Incremental Value</b>	Rs.50,000/- (Rupees Fifty Thousand Only) & in such multiple								
<b>Last date for submission of EMD</b>	06-12-2024 (Friday) on or before closing of banking hours								
<b>Date &amp; Time of E-Auction</b>	09-12-2024 (Monday) between 11:00 a.m. to 12:00 noon								
<b>Link for Tender documents:</b>	<a href="https://phoenixarc.co.in/?p=5153">https://phoenixarc.co.in/?p=5153</a>								
<b>Encumbrances</b>	Not Known								

#### Terms and Conditions of E- Auction

1. The Auction Sale is being conducted by the Authorised Officer under the provisions of SARFAESI Act with the aid and through e-auction. Auction/ Bidding shall be only through “Online Electronic Mode” through the website <https://www.bankeauctions.com> M/s. C1 India Private Limited is the service provider to arrange platform for e-auction.
2. The Auction is conducted as per the Terms and Conditions of the Bid Document and as per the procedure set out therein. For detailed terms and conditions of the sale the bidders may go through the website of Phoenix, [www.phoenixarc.co.in](http://www.phoenixarc.co.in) and the links mentioned herein above as well as the website of the service provider, [www.bankeauctions.com](http://www.bankeauctions.com) for bid documents, the details of the secured assets put up for auction/ obtaining the bid form.
3. The bidders may participate in the e-auction quoting/ bidding from their own offices/ place of their choice. Internet connectivity shall have to be arranged by each bidder himself/itself. The Authorised Officer/ Phoenix/ service provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure etc.



4. For details, help, procedure and online training on e-auction, prospective bidders may contact **Mr. Bhavik Pandya of M/s C 1 India Private Limited, Contact Number: +91-124-4302020/2021/2022/2023/2024, +91-8866682937 , Email ID: [support@bankeauctions.com](mailto:support@bankeauctions.com); [maharashtra@c1india.com](mailto:maharashtra@c1india.com)**
5. Bidders may also go through the website of Phoenix, [www.phoenixarc.co.in](http://www.phoenixarc.co.in) for verifying the details of the secured asset put up for auction/ obtaining the bid form.
6. The e-auction will be conducted on the date and time mentioned herein above, when the secured asset mentioned above will be sold on **“AS IS WHERE IS” basis and “AS IS WHAT IT IS” & “WITHOUT RECOURSE” condition.**
7. All the intending purchasers/ bidders are required to register their name in the portal mentioned above as <https://www.bankeauctions.com> and get user ID and password free of cost to participate in the e-auction on the date and time as mentioned aforesaid.
8. For participating in the e-auction, intending purchasers/ bidders will have to submit the details of payment of refundable Earnest Money Deposit of 10% of the Reserve Price of the Secured asset along with copies of the PANCARD, Board Resolutions in case of Company and Address Proof as per terms detailed in Tender Documents, on or before the Last date for submission of EMD mentioned above.
9. The prospective/intending bidder shall furnish an undertaking that he/she is not dis-qualified as per provisions of Sec.29 (A) of Insolvency and Bankruptcy Code,2016 and failure to furnish such undertaking along with the KYC documents, shall automatically disqualify and the bid submitted will be rejected.
10. The successful purchaser/ bidder shall deposit the 25% (inclusive of EMD) of his/ its offer for each of the Item by way of RTGS/NEFT to the account mentioned hereinabove on or before the close of banking hours on **the date of Auction mentioned above or not later than the next working day**, which deposit shall have to be confirmed by Phoenix, failing which the sale will be deemed to have been failed and the EMD of the said successful purchaser/ bidder shall be forfeited.
11. The EMD of all other bidders who did not succeed in the e-auction will be refunded by Phoenix within 5 working days of the closure of e-auction. The EMD deposited by the unsuccessful bidder shall not carry any interest.
12. The balance amount of purchase consideration shall be payable by the successful purchaser/ bidder on or before the fifteenth (15) day of confirmation of sale of the said secured asset or such extended period as may be agreed upon in writing. In case of default, all amounts deposited till then shall be liable to be forfeited.
13. No additions / deletions / Amendment of names of the bidders shall be permitted after acceptance of the bid. The name of the Bidder(s) submitted at the time of registration shall only be considered for this purpose.
14. For inspection of the property/ies or more information, the prospective bidders may contact **Mr. Harsh Magia / Mr. Suresh Variyam / Ms. Janhavi Mane , at following email address [harsh.magia@phoenixarc.co.in](mailto:harsh.magia@phoenixarc.co.in) / [suresh.variyam@phoenixarc.co.in](mailto:suresh.variyam@phoenixarc.co.in) / [Janhavi.mane@pheonixarc.co.in](mailto:Janhavi.mane@pheonixarc.co.in) (email) or on +91-7506107562 / +91-7506490036 / +91-8655873640 (Mob).**
15. At any stage of the auction, the Authorized officer reserves his right to vary any of the terms and condition of this notice for sale, without prior notice, at his discretion and the Authorised Officer may accept/reject/modify/cancel the bid/offer or post-pone the auction without assigning any reason thereof and without any prior notice.
16. The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, stamp duty, registration fees, etc. that is required to be paid in order to get the property conveyed/delivered in his/her/its favour as per the applicable law.

17. The payment of all statutory/non statutory dues, taxes, rates, assessments, charges, society dues, fees etc. owing to the property during any time, shall be the sole responsibility of the successful bidder only.
18. It shall solely be the responsibility of the successful bidder to get the sale certificate registered. The successful purchaser/bidder shall be solely responsible for any cost / expenses / fees / charges etc. payable to the society/any other authority towards the transfer of the rights in its / his / her favour. The sale certificate must be registered at the earliest as per state Law/Rules regarding transfer else the purchaser has to give the request letter to the Authorised Officer of Phoenix mentioning the reason of delaying the registration.
19. It is the responsibility of the successful bidder to obtain the NOC from the relevant authorities concerned as required for Registry of the sale including the payment of fee, taxes as applicable. All charges on account of obtaining necessary clearances or approvals, charges (including but not limited to society charges, NOC Charges, electricity, water, society charges, maintenances charges and charges required for transfer of the said property in favor of the successful bidder) should be undertaken by the successful bidder at its own cost, effort and liabilities.
20. The Secured Asset under e-auction as mentioned in sale Notice shall remain and be at the sole risk of the successful purchaser in all respects including loss or damage by fire or theft or other accidents, and other risk from the date of the confirmation of the Sale by the Authorized Officer. The successful bidder shall not be entitled to annul the sale on any ground of whatsoever nature.
21. The Borrower/ Mortgagor, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rule 8 Clause (6) of the Security Interest (Enforcement) Rules, about the holding of the above-mentioned auction sale. The borrowers/mortgagor are also hereby informed that they must take delivery of their personal house-hold belongings/articles lying inside the said secured asset under the custody of Phoenix, if any within 7 days from the date of publication, with prior intimation to Phoenix failing which the Phoenix shall have no liability/responsibility to the same and will dispose of at the risk of borrowers/ mortgagor.
22. To the best of knowledge and information of the authorized officer, there are no encumbrances on the secured asset, except, if any, mentioned in table above. The intending bidders shall make their own independent enquiries regarding encumbrances, title of secured asset put on auction and claims/rights/dues affecting the secured assets, including statutory dues, etc prior to submitting their bid. The auction advertisement does not constitute and will not constitute any commitment or any representation of Phoenix. The authorized officer of Phoenix shall not be responsible in any way for any third-party claims/rights/due. No claim of whatsoever nature will be entertained after submission of the online bid regarding secured asset put for sale.
23. The particulars specified in the e-auction notice published in the newspaper have been stated to the best of the information of the Authorised Officer; however, the Authorised Officer shall not be responsible/liable for any error, misstatement or omission.
24. In the event, the e-auction scheduled hereinabove fails for any reason whatsoever, Phoenix has the right to sell the secured asset by any other methods under the provisions of Rule 8(5) of the Security Interest (Enforcement) Rules, 2002 and SARFAESI Act, 2002.

**Place : Kerala**  
**Date : October 25, 2024**

**Sd/-**  
**Authorised Officer**  
**Phoenix ARC Private Limited**  
**(Trustee of Trusts mentioned above)**