



Indian Overseas Bank
Branch: MCC Campus Branch (0191)

Address :295, Velachery Main road, East Tambaram,
Chennai -600095

Contact no:044-22395612

E Mail : iob0191@iob.in

Date: 18.03.2024

E-AUCTION SALE NOTICE

**SALE OF IMMOVABLE PROPERTY MORTGAGED TO THE BANK UNDER THE
SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF
SECURITY INTEREST ACT, 2002**

Whereas,

To,

1. M/s. Yeskay Footwear , (Borrower)

Represented by its proprietor Mr. S.K.J. Jakir Hussain (**Borrower**)

Address : No.152 Mosque Building, Shanmugam road, Tambaram West, Chennai – 600045

2. Mr. S.K.J. Jakir Hussain Prop: M/s. Yeskay Footwear, (Borrower)

Address 1 : No.152 Mosque Building, Shanmugam road, Tambaram West, Chennai – 600045

Address 2 : No. 328/92, Hayath Manzil, Mudichur Road, Tambaram, Chennai -600073

3. M/s. Kicks ,Represented by its proprietor Mr. S.K.J. Jakir Hussain (Borrower)

Address : No. 187 Velachery Main road, Chennai – 600073.

4. Mr. S.K.J. Jakir Hussain Prop: M/s. Kicks, (Borrower)

Address 1 : No. 187 ,Velachery Main road, Chennai – 600073.

~~Address 2 : No. 328/92, Hayath Manzil, Mudichur Road, Tambaram, Chennai -600073~~

5. M/s. Kicks Style (Partnership firm)

Address: No. 187, 1st floor, Velachery Main road, Chennai – 600073

6. Mrs. J. Bhabika Banu , Partner cum Guarantor : M/s. Kicks Style,

Address 1 : No. 187, 1st floor, Velachery Main road, Chennai – 600073

Address 2 : No. 328/92, Hayath Manzil, Mudichur Road, Tambaram, Chennai -600073

7. Mr. S.K.J. Jakir Hussain Partner cum Guarantor : M/s. Kicks Style

Address 1 : No. 187, 1st floor, Velachery Main road, Chennai – 600073

Address 2 : No. 328/92, Hayath Manzil, Mudichur Road, Tambaram, Chennai -600073

8. M/s. Maatram (Partnership firm)

Address : No. 164 Velachery Main road, East Tambaram, Chennai -600059

9. Mr. S.K.J. Jakir Hussain ,Partner cum Guarantor : M/s. Maatram,

Address 1 : No. 164 Velachery Main road, East Tambaram, Chennai -600059

Address 2 : No. 328/92, Hayath Manzil, Mudichur Road, Tambaram, Chennai -600073

10. Mrs. J. Bhabika Banu , Partner cum Guarantor : M/s. Maatram,

Address 1: No. 164 Velachery Main road, East Tambaram, Chennai -600059

Address 2 : No. 328/92, Hayath Manzil, Mudichur Road, Tambaram, Chennai -600073

11. Mrs. Raziya Begam, Partner cum Guarantor : M/s. Maatram,

Address 1: No. 164 Velachery Main road, East Tambaram, Chennai -600059

Address 2 : No. 328/92, Hayath Manzil, Mudichur Road, Tambaram, Chennai -600073

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has borrowed monies from Indian Overseas Bank against the mortgage of the immovable properties more fully described in the schedule hereunder and on upon classification of the account as NPA, the Bank has issued a **Demand notice** under Section 13(2) of the SARFAESI Act, 2002 (Act) on 16.06.2017 calling upon the borrowers **Ms. Yeskay Footwear** to pay the amount due to the bank being **Rs. 30,60,449/47 (Rupees Thirty lakh sixty thousand four hundred and forty nine and forty seven paise Only)**, **M/s. Kicks** to pay the amount due to the bank being **Rs.45,92,081.00 (Rupees Forty five lakh ninety two thousand and eighty one Only)**, **M/s. Maatram** to pay the amount due to the bank being **Rs. 26,67,162 (Rupees Twenty six lakh sixty seven thousand one hundred and sixty two Only)** and **Ms. Kicks Style** to pay the amount due to the bank being **Rs. 41,48,886 (Rupees Forty one lakh forty eight thousand eight hundred and eighty six only)** with costs, charges etc. till date of repayment within 60 days from the date of receipt of the said notice.

Whereas the **borrower as referred from Serial No 1 to 10** and Mortgagor **Mr. S. K. Junaith Basha** and Guarantor **as referred from serial no 8- 10** and **Mr. S. K. Junaith Basha** having failed to pay the amount dues in full to the Bank as called for in the said demand notice, the Bank has taken **possession** of the secured assets more fully described in the schedule hereunder on **15.12.2017** under Section 13 (4) of the Act with the right to sell the same in "**As is where is**", "**As is what is**" basis and "**Whatever there is**" under Section 13(4) of the Act read with Rules 8 & 9 of the Security interest (Enforcement) Rules, 2002 for realization of Bank's dues. The dues to the bank as on the date of taking **possession** was intimated as **Ms. Yeskay Footwear - Rs. 30,60,449/47 (Rupees Thirty lakh sixty thousand four hundred and forty nine and forty seven paise Only)**, **M/s. Kicks - Rs.45,92,081.00 (Rupees Forty five lakh ninety two thousand and eighty one Only)**, **M/s. Maatram - Rs. 26,67,162 (Rupees Twenty six lakh sixty seven thousand one hundred and sixty two Only)** and **Ms. Kicks Style - Rs. 41,48,886 (Rupees Forty one lakh forty eight thousand eight hundred and eighty six only)** Total being **Rs. 1,44,68,578.47 (One crore forty four lakhs sixty eight thousand five hundred seventy eight and forty seven paise only)** as on **31.05.2017** payable together with further interest at contractual rates and rests along with costs, charges etc till date of repayment, after reckoning repayments, if any, since the date mentioned in the demand notice.

The dues in the loan account as on **29.02.2024** for **M/s. Yeskay Footwear Rs. 48,46,554.57 (Rupees Forty eight lakh forty six thousand five hundred and fifty four and fifty seven paise only)** as on **29.02.2024** for **M/s. Kicks Rs.1,02,47,496.55/- (Rupees One crore two lakh forty seven thousand four hundred and ninety six and fifty five paise only)** as on **29.02.2024** for **M/s. Maatram Rs.42,25,816.87 (Rupees Forty two lakh twenty five thousand eight hundred and sixteen and eighty seven paise only)** and as on **29.02.2024** for **M/s. Kicks Style Rs.16,66,873.42 (Rupees Sixteen lakh sixty six thousand eight hundred and seventy three and forty two paise only)** along with further interest at contractual rates and rests, besides costs / charges incurred till the date of repayment in full

The undersigned in exercise of the powers conferred under Sec 13(4) of the said act proposes to realize the Bank's dues by sale of the under mentioned properties.

SCHEDULE OF PROPERTY

All that part and parcel of vacant land at S. No. 266/1B as per latest patta No.2199 the extent is 9 ares and S. No. 266/4B as per latest patta No.2199 extent is 5.50 ares admeasuring 15260 Sq. feet at Mudichur road (Opposite to Mary Timber & Padmavathi Kalyana Manadampam, Gandhi Nagar) Old Perungulathur, Tambaram Taluk, Chengalpattu District standing in the name of **Mr. Junaith Basha S K.**

Bounded on the

North by: Vacant land



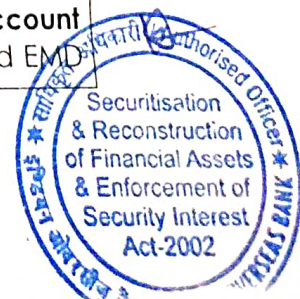
South by: Vacant land
East by : Vacant land
West by : Vacant land

Date of NPA:	M/s. Yeskay Footwear – 19.04.2017 M/s. Kicks - 01.04.2016 M/s. Maatram - 30.06.2016 M/s. Kicks Style - 31.03.2016
Date of Demand notice:	M/s. Yeskay Footwear – 16.06.2017 M/s. Kicks - 16.06.2017 M/s. Maatram - 16.06.2017 M/s. Kicks Style - 16.06.2017
Dues claimed in Demand Notice	M/s. Yeskay Footwear – as on 31.05.2017 –Rs. 30,60,449/47 (Rupees Thirty lakh sixty thousand four hundred and forty nine and forty seven paise Only) with further interest & costs M/s. Kicks - as on 31.05.2017 - Rs. 45,92,081/- (Rupees Forty five lakh ninety two thousand and eighty one Only) with further interest & costs M/s. Maatram - as on 31.05.2017 - Rs. 26,67,162/- (Rupees Twenty six lakh sixty seven thousand one hundred and sixty two Only) with further interest & costs M/s. Kicks Style - as on 31.05.2017 - Rs. 41,48,886/- (Rupees Forty one lakh forty eight thousand eight hundred and eighty six only) with further interest & costs
Date of Symbolic possession notice:	15.12.2017
Dues claimed in Possession Notice:	M/s. Yeskay Footwear – as on 31.05.2017 –Rs. 30,60,449/47 (Rupees Thirty lakh sixty thousand four hundred and forty nine and forty seven paise Only) with further interest & costs M/s. Kicks - as on 31.05.2017 - Rs. 45,92,081/- (Rupees Forty five lakh ninety two thousand and eighty one Only) with further interest & costs M/s. Maatram - as on 31.05.2017 - Rs. 26,67,162/- (Rupees Twenty six lakh sixty seven thousand one hundred and sixty two Only) with further interest & costs M/s. Kicks Style - as on 31.05.2017 - Rs. 41,48,886/- (Rupees Forty one lakh forty eight thousand eight hundred and eighty six only) with further interest & costs

Date and time of e-auction: 25.04.2024 between 11.00 A.M. to 3.00 P.M. with auto extension of 10 minutes each till sale is completed at the platform of <https://www.mstcecommerce.com/auctionhome/ibapi>.

Reserve Price:	Rs. 1,58,33,400.00 (Rupees One crore fifty eight lakh thirty three thousand and four hundred only)
Earnest Money Deposit: (10% of the Reserve Price)	Rs. 15,83,340 (Rupees Fifteen lakh eighty three thousand three hundred and forty only)

Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through NEFT/RTGS mode (After generation of Challan from <https://www.mstcecommerce.com/auctionhome/ibapi> which will provide account details) in bidders Global EMD Wallet account. Bidders, not depositing the required EMD



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online, will not be allowed to participate in the e-auction. Bids without EMD shall be rejected summarily. The Earnest Money Deposited shall not bear any interest.

Bid Multiplier	Rs.50,000/- (Rupees Fifty Thousand only)
Known Encumbrance if any	<ul style="list-style-type: none"> No evidence at site and doc for having approach road for both Survey No i.e S. No. 266/1B and 266/4B. Easmentary right will be available for approach to the property as the property was subdivided earlier. The auction purchaser may file a case for approach path if other nearby owners do not agree for amicable solution. <p>The bidders are advised to make their own enquiries regarding further Encumbrance if any</p>
*Outstanding dues Rs..... of Local Self Government (Property Tax, Water sewerage, Electricity Bills etc)	<p>Not known - * The bidders are advised to make their own enquiries regarding outstanding dues of Local Self Government (Property Tax, Water sewerage, Electricity Bills etc) and Bank will not take any responsibility for the same. All statutory dues to be borne by the auction purchaser.</p> <p>*Bank's dues have priority over the Statutory dues.</p>

For terms and conditions of auction sale please visit website:

(1) <https://ibapi.in> (2) www.iob.in

This publication is also a 30 days' notice to the Borrower/s/ Mortgagor/s/Guarantor/s of the above loans under Rule 8(6) of SARFAESI act 2002 about holding of the e-auction sale by inviting tenders from the PUBLIC in General. For sale of secured assets for terms and conditions please visit our web portal www.iob.in and <https://ibapi.in>.

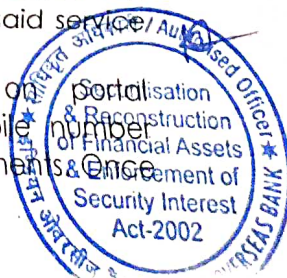
***Bank's dues have priority over the Statutory dues.**

For detailed terms and conditions of the sale, please refer to the service provider's website <https://www.mstcecommerce.com/auctionhome/ibapi> or bank's website www.iob.in

This may also be treated as a Notice under Rule 8(6)/Rule 9(1) of Security Interest (Enforcement) Rules, 2002 to the borrower/s and guarantor/s of the said loan about holding of e-auction on the above-mentioned date.

TERMS AND CONDITIONS

- The property (ies) will be sold by e-auction through the Bank's approved service provider <https://www.mstcecommerce.com/auctionhome/ibapi> under the supervision of the Authorized Officer of the bank. E-auction bid document containing online e-auction bid form, declaration, general terms and conditions of online auction sale are available in <https://www.mstcecommerce.com/auctionhome/ibapi>
- Intending bidders shall hold a valid digital signature certificate and email address and should register their name / account by login to the website of the aforesaid service provider. They will be provided with user id and password by the aforesaid service provider which should be used in the e-auction proceedings.
- The intending Bidders /Purchasers are requested to register on portal <https://www.mstcecommerce.com/auctionhome/ibapi> using their mobile number and email-id. Further, they are requested to upload requisite KYC documents and



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- the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders /Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet account by **24.04.2024 (before 04.00 PM)**.
4. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through NEFT/RTGS mode (After generation of Challan from <https://www.mstcecommerce.com/auctionhome/ibapi> which will provide account details) in bidders Global EMD Wallet account. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. Bids without EMD shall be rejected summarily. The Earnest Money Deposited shall not bear any interest. The amount of EMD paid by the successful bidder shall be adjusted towards the sale price.
 5. The intending participants of e-auction may download 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-Bक़य – IBAPI portal (<https://www.ibapi.in>).
 6. The submission of online application for bid with EMD shall start from **21.03.2024**
 7. Bidder's Global Wallet should have sufficient balance (\geq EMD amount) at the time of bidding.
 8. Bids in the prescribed formats shall be submitted "online" through the portal - <https://www.mstcecommerce.com/auctionhome/ibapi> along with the EMD & scanned copy of KYC documents including photo, PAN Card & address proof to the service provider and the Authorised Officer before 4 PM hours on **24.04.2024**
 9. Online auction sale will start automatically on and at the time as mentioned above. Auction / bidding will initially be for a period of 120 Minutes with auto extension time of 5 minutes each till the sale is concluded.
 10. The EMD and other deposits shall be remitted through NEFT / NEFT / RTGS to the Bank account as specified above and the amount of EMD paid by the interested bidder shall carry no interest. The amount of EMD paid by the successful bidder shall be adjusted towards the sale price.
 11. During the e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and the minimum increase in the bid amount must be of as mentioned against each property to the last higher bid of the bidders. 10 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 10 minutes to the last highest bid, the e-auction shall be closed.
 12. The property shall be sold to the successful bidder. The successful bidder (purchaser) as declared by the Authorized Officer shall deposit 25% of the sale price (inclusive of the EMD) immediately on the same day and not later than the next working day in favour of "Indian Overseas Bank, Arumbakkam Branch" to the credit of A/C No 01910113035001 **SARFAESI SALE PARKING ACCOUNT**, Indian Overseas Bank, MCC Campus Branch. **Branch Code: 0191 IFSC Code: IOBA0000191.**
 13. The balance amount of sale price shall be paid within 15 days from the date of confirmation of auction sale. Failure to remit the entire amount of sale price within the stipulated period will result in forfeiture of deposit of 25% of the bid price to the secured creditor and forfeiture of all claims over the property by the purchaser and the property will be resold.
 14. The sale certificate will be issued in the name of the successful bidder (purchaser) only, after payment of the entire sale price amount and other taxes/charges, if any.
 15. The purchaser shall bear the charges/ fee payable for conveyance such as registration fee, stamp duty, etc., as applicable as per law.
 16. The Authorized Officer has the absolute right to accept or reject any bid or postpone or cancel the sale, as the case may be without assigning any reason whatsoever.
 17. The property is being sold on "**As is where is**", "**As is what is**" and "**Whatever there is**" basis. The Bank has disclosed only the known encumbrances, statutory liabilities, if any, as above and it is for the purchaser to make their own independent enquiries at their own costs before participating in the auction.



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18. As regards the statutory dues stated above, Bank dues will have priority over statutory dues. Without prejudice to the above, statutory liability, if any, shall be borne by the purchaser and the Bank assumes no responsibility in this regard.
19. Sale is subject to confirmation by the secured creditor. EMD of unsuccessful bidders will be returned through NEFT / NEFT / RTGS to the bank account details provided by them in the bid form and intimated via their e-mail id
20. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation by the bank. **The Authorized Officer / Secured Creditor shall not be responsible in any way for any third party claims / rights/ dues**
21. *In compliance with Section 194 IA of the Income Tax Act, 1961 income tax @ 1% on the Reserve Price shall be deducted and paid under the PAN of the Purchaser. Since the Tax has been calculated only on the Reserve Price, the bidder shall bear the 1% income tax on the bid multiplier amount and the bank shall not take any responsibility for the same.
- a. *In case of any sale/transfer of immovable property of Rupees Fifty lakhs and above, the transferee has to pay an amount equal to 1% of the consideration as Income Tax.
22. For verification about the title documents and inspection thereof, the intending bidders may contact Indian Overseas Bank, MCC Campus Branch, Address: 295, Velachery Main road, East Tambaram -600095 during office hours till 4.00 p.m. Contact Person S. Varghees Prabhu
23. The intending bidders are advised to read the sale notice, terms and conditions of e-auction, help manual on operational part of e-auction and follow them strictly. In case of any difficulty or assistant is required before or during e-auction process, the bidder may contact authorized representative of e-auction service provider (<https://www.mstcecommerce.com/auctionhome.ibapi>), details of which are available on the e-Auction portal.
24. Once the e-Auction is closed, successful bidder shall be informed by the above referred service provider through SMS/e-mail in the mobile number/e-mail registered with the service provider. However, the sale is subject to confirmation by the secured creditor.
25. The Bank's approved service provider Platform (<https://www.mstcecommerce.com/auctionhome/ibapi>) for e-auction will be provided by service provider M/S MSTC Limited having Registered office at 225-C, A.J.C. Bose Road, Kolkata-700020 (contact Phone & Toll free Numbers 033- 22901004, operation time of Help desk: 8:00 am to 8:00 pm). Mr. Arindam-9330102643, E-Bikraya help desk No-18001025026, Allahabad IBAPAI assistance- No.1141106131, The intending Bidders /Purchasers are required to participate in the e-auction process at e-auction Service Provider's website <https://www.mstcecommerce.com/auctionhome/ibapi>.

For INDIAN OVERSEAS BANK

Authorized Officer

PLACE: Kancheepuram
DATE : 18.03.2024