

## EVOLUTION OF DELIVERY SERVICES

## FROM WALKING TO USING DRONES AND ROBOTS

RAKESH KUMAR @ New Delhi

**S**KYE Air Mobility, a leading drone operator in India, has launched the country's first ever all-women drone delivery team. This initiative showcases the capabilities of women drone pilots and Skye Walkers, who successfully executed seamless, end-to-end deliveries of essential goods—including medicines, groceries, and even iPhones.

While the primary goal was to promote women's participation in drone operations, the initiative also highlights the rapid evolution of the logistics and delivery industry over the past decade. Advancements in technology, improved internet connectivity, and the rise of e-commerce giants have reshaped last-mile delivery, making it faster, more efficient, and highly accessible.

Today, everything from flow-ers and food to medical sup-

plies and money are delivered with unprecedented speed and accuracy. The post-pandemic boom has further accelerated this transformation, with last-mile delivery witnessing an exponential surge in demand.

## The evolution of delivery

Before modern technology, delivery services relied heavily on human and animal power. Goods and messages were transported manually, making walk-

ing the most basic form of delivery, especially for short distances in densely populated areas.

## Cycles and early vehicles

The invention of the bicycle revolutionised urban deliveries, increasing both speed and efficiency. Cyclists became a common sight, delivering letters, small packages, and goods. This was followed by horse-drawn carriages and carts, which allowed heavier loads to be transported across longer distances. As technology ad-

vanced, early motorised vehicles gradually replaced animal-powered transport, making deliveries faster and more scalable. However, these systems still had limitations—they were labour-intensive, geographically restricted, and dependent on human effort.

## E-bikes and scooters

After bicycles, e-bikes and scooters have become a common sight for urban deliveries. These vehicles offer speed, agility, and efficiency in congested areas.

PHOENIX ARC PRIVATE LIMITED  
Regd. Office: 3rd 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; Website: 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	
Name of the Borrower	Ann Impex House of Spices represented by its partners Mr. Sabu Joseph and Mrs. Minu Sabu
Co-obligant/Guarantors:	Mr. Sabu Joseph; 2. Mrs. Minu Sabu; 3. Mrs. Thankamma Joseph
Details of Assignment	Assignor Bank - Kamataka Bank Limited, Trust - Phoenix Trust FY18-5; Date of Assignment - 27.09.2017
Amount due/Secured Debt as per Notice under Section 13(2) of SARFAESI Act, 2002	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.
Amount due as on 30-09-2024	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>Details of Secured Asset : Property No. 1 Owned by Mrs. Minu Sabu.</b> 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, Thiruvankara Block 28, Vadakkumbhagam Village, Aluva Taluk, Sreemoolangaram Sub District, Emakulam District <b>Boundaries: East:</b> Road (panchayath road) <b>West:</b> Property of Rajan <b>North:</b> Property of Sini Joseph <b>South:</b> Property of Chunduruthy	
<b>Property No. 2 Owned by Mrs. Minu Sabu:</b> 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, Emakulam District <b>Boundaries: East:</b> Panjyath road <b>North:</b> Property of Perumayyan Kuriappan and Jayakumar of Jayaram Nivas <b>West:</b> Thodu and Vacant land <b>South:</b> Chempakapilli Harjan colony Road and Chempakapilli Thara Shree Bhagavathi Temple	
<b>Possession details :</b> Physical Possession	
<b>Date and Time of Inspection of Property :</b> On Request	
<b>Reserve Price : Property No. 1 -</b> Rs. 32,50,000/- (Rupees Thirty-Two Lakhs Fifty Thousand Only) <b>Property No. 2 -</b> Rs. 66,50,000/- (Rupees Sixty-Six Lakhs Fifty Thousand Only)	
<b>Earnest Money Deposit : Property No. 1 -</b> Rs. 3,25,000/- (Rupees Three Lakhs Twenty-Five Thousand Only) <b>Property No. 2 -</b> Rs. 6,65,000/- (Rupees Six Lakhs Sixty-Five Thousand Only)	
<b>EMD Remittance Details:</b> The Earnest Money must be deposited by way of RTGS/NEFT Favoursing "PHOENIX TRUST FY18-5", Bank Name: Kotak Mahindra Bank Limited; Current Account No: 3312074424; Branch: Kalina; IFSC Code: KKBK0000631	
<b>Incremental Value :</b> Rs.50,000/- (Rupees Fifty Thousand Only) & in such multiple	
<b>Last date for submission of EMD :</b> 24-04-2025 (Thursday) on or before closing of banking hours	
<b>Date &amp; Time of E-Auction :</b> 25-04-2025 (Friday) between 11:00 a.m. to 12:00 noon	
<b>Link for Tender documents :</b> <a href="https://phoenixarc.co.in?p=5659">https://phoenixarc.co.in?p=5659</a>	
<b>Encumbrances :</b> Not Known	

ITEM NO. 2	
Name of the Borrower	M/s Lasya Diamond Jewellery represented by Mr. Suresh M.K
Personal Guarantors	1. Mrs. Pushpa Suresh, 2. Legal Heirs of Late Chandra Bose, 3. Mr. Ramanunni
Details of Assignment	Assignor - Federal Bank Limited, Trust - Phoenix Trust FY17-13, Date of Assignment - 31.03.2017
Amount due/Secured Debt as per Notice under Section 13(2) of SARFAESI Act, 2002.	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.
Amount due as on 30-09-2024	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>Details of Secured Asset : 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. <b>Boundaries: East :</b> Property of Ameena <b>West :</b> Property of Pudiylath Velayudhan <b>North :</b> Property of Katilla Peedikayil Hyder <b>South :</b> Pongianam Road	
<b>Property No. 2 Owned by Mr. M.K Suresh:</b> (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. <b>Boundaries: East :</b> Property of Kozhiparamban and Nadavazhi <b>North:</b> Property of Hussian <b>West :</b> Reclaimed land and Private vazhi <b>South :</b> 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. <b>Boundaries: East :</b> Remaining Property of Vernikkal Kamala <b>West :</b> Property of Palakkal Saji <b>North :</b> Property of Kamala and other property of Suresh <b>South :</b> Pathway to this property and property of Kamala	
<b>Property No. 3: Owned by Mr. M.K Suresh:</b> 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. <b>Boundaries: East :</b> Property of Katillapeedikayil Hamsa <b>North :</b> Panchayat Vazhy <b>West :</b> Property of Vellinkaran Mathu <b>South :</b> Property of Kootambillymanakkal Appan	
<b>Property No. 4 Owned by Mr. Ramanunni:</b> 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. <b>Boundaries: East :</b> Property of Ramanunni and Thodu <b>West :</b> Property of Kannyol Radha and Kannyol Ranjan <b>North :</b> Panchayat Vazhy <b>South :</b> Property of Kannyol Ramanunni and Kannyol Udayabhenu	
<b>Property No. 5 Owned by legal heirs of Late Mr. Chandra Bose:</b> (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 Kattoor Village, Mukundapuram Taluk, Thrissur District, Kerala State. <b>Boundaries: East :</b> Property of Legal Heirs of Late Chandrabose <b>West :</b> Property of C Vilasini and 3 others <b>North :</b> Panchayath Road <b>South :</b> 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 Kattoor Village, Mukundapuram Taluk, Thrissur District, Kerala State. <b>Boundaries: East:</b> Property of Muhammed Ali <b>North :</b> Pongianam Road /PWOD Road <b>West :</b> Property of Narayanan <b>South :</b> Property of Narayanan	
<b>Property No 6 Owned by Mr. M.K Suresh:</b> 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. <b>Boundaries:- East :</b> Panchayat Road <b>West :</b> Property of Parameswarar Kizhakitta & Kanyol Canal <b>South :</b> Thodu <b>North :</b> Thodu & property of Parameswarar Kizhakitta	
<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 Karamakkal Village, Thrissur Taluk, Thrissur District, Kerala. <b>Boundaries: East:</b> Properties of Vailiyaparambil Sreedharan & Aiumboorvarungan Majo <b>West:</b> Property Sold by Erenzhagath Premial <b>South :</b> Panchayat Vazhi <b>North:</b> River	
<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. <b>Boundaries: East:</b> Property of Erattu Velayudhan <b>West:</b> Property of Malayathi Jayaraj <b>North :</b> Property of Saakkara Babu <b>South :</b> Property of Kuruvethil Bhaburiya.	

<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> On Request	
<b>Reserve Price : Property No. 1:</b> Rs. 43,00,000 (Rupees Forty-Three Lakhs Only) <b>Property Nos. 2 (a) &amp; (b):</b> Rs.53,00,000/- (Rupees Fifty-Three Lakhs Only) <b>Property No. 3:</b> Rs. 75,00,000/- (Rupees Seventy-Five Lakhs Only) <b>Property No. 4:</b> Rs. 42,00,000/- (Rupees Forty-Two Lakhs Only) <b>Property No. 5:</b> Rs. 41,50,000/- (Rupees Forty-One Lakhs Fifty Thousand Only) <b>Property No. 6:</b> Rs. 9,00,000/- (Rupees Nine Lakhs Only) <b>Property No. 7:</b> Rs. 36,45,000/- (Rupees Thirty-Six Lakhs Forty-Five Thousand Only) <b>Property No. 8:</b> Rs. 25,00,000/- (Rupees Twenty-Five Lakhs Only)	
<b>Earnest Money Deposit : Property No. 1:</b> Rs.4,30,000/- (Rupees Four Lakhs Thirty Thousand Only) <b>Property Nos. 2 (a) &amp; (b):</b> Rs.5,30,000/- (Rupees Five Lakhs Thirty Thousand Only) <b>Property No. 3:</b> Rs.7,50,000/- (Rupees Seven Lakhs Fifty Thousand Only) <b>Property No.4:</b> Rs.4,20,000/- (Rupees Four Lakhs Twenty Thousand Only) <b>Property No. 5:</b> Rs.4,15,000/- (Four Lakhs Fifteen Thousand Only) <b>Property No. 6:</b> Rs.90,000/- (Rupees Ninety Thousand Only) <b>Property No. 7:</b> Rs. 3,64,500/- (Rupees Three Lakhs Sixty-Four Thousand Five Hundred Only) <b>Property No. 8:</b> Rs. 2,50,000/- (Rupees Two Lakhs Fifty Thousand Only)	
<b>EMD Remittance Details:</b> PHOENIX TRUST FY 17-13", Account Number: 1112018778; Kotak Mahindra Bank Limited, Branch: Bandra (East), Mumbai, IFSC Code: KKBK0001368.	
<b>Incremental Value :</b> Rs.50,000/- (Rupees Fifty Thousand Only) & in such multiple	
<b>Last date for submission of EMD :</b> 24-04-2025 (Thursday) on or before closing of banking hours	
<b>Date &amp; Time of E-Auction :</b> 25-04-2025 (Friday) between 11:00 a.m. to 12:00 noon	
<b>Link for Tender documents :</b> <a href="https://phoenixarc.co.in?p=5661">https://phoenixarc.co.in?p=5661</a>	
<b>Encumbrances :</b> Not known	

ITEM NO. 3	
Name of the Borrower	PSN Motors Private Limited, PSN Industries Private Limited, PSN Auto Spares India Private Limited, Sangameswaran P.K.
Co-Obligant/ Guarantors	1.Mr. Sangameswaran P.K. 2. Mrs. Sudha Sangameswaran, 3. PSN Industries Private Limited, 4. PSN Auto Spares Private Limited
Details of Assignment	Assignor - Federal Bank Limited, Trust - Phoenix Trust FY17-13, Date of Assignment - 31.03.2017
Amount due/Secured Debt as per Notice under Section 13(2) of SARFAESI Act, 2002	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.
Amount due as on 30-09-2024	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>Details of Secured Asset : Property owned by PSN Motors Private Limited:</b> a) All that part and parcel land admeasuring 7.62 Ares with Sy No. 271/1/Part situated in Thangalur Village, Mundur Sub District Thrissur District. <b>Boundaries: North:</b> Velur Kiraloor Road <b>South:</b> Private Way of Shree Ekadanthas Agencies Pvt. Ltd <b>East:</b> Property of Shree Ekadanthas Agencies Pvt. Ltd. <b>West:</b> Irrigation Canal b) All that part and parcel land admeasuring 19.86 Ares with Sy No. 271/P situated in Thangalur Village, Thrissur District. <b>Boundaries: North:</b> Private Way <b>South:</b> Irrigation Canal <b>East:</b> Remaining Property <b>West:</b> Property of Purchaser 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 271/1 of 27.3 cents owned by Stephen and Ashar	
<b>Possession details :</b> Physical Possession	
<b>Date and Time of Inspection of Property :</b> On Request	
<b>Reserve Price : Rs.57,00,000 (Rupees Fifty-Seven Lakhs Only)</b>	
<b>Earnest Money Deposit : Rs.5,70,000/- (Rupees Five Lakhs Seventy Thousand Only)</b>	
<b>EMD Remittance Details:</b> "PHOENIX TRUST FY 17-13", Account Number: 1112018778; Kotak Mahindra Bank Limited, Branch: Bandra (East), Mumbai, IFSC Code: KKBK0001368.	
<b>Incremental Value :</b> Rs. 50,000/- (Rupees Fifty Thousand Only) & in such multiple	
<b>Last date for submission of EMD :</b> 24-04-2025 (Thursday) on or before closing of banking hours	
<b>Date &amp; Time of E-Auction :</b> 25-04-2025 (Friday) between 11:00 a.m. to 12:00 noon	
<b>Link for Tender documents :</b> <a href="https://phoenixarc.co.in?p=5663">https://phoenixarc.co.in?p=5663</a>	
<b>Encumbrances :</b> Not known	

ITEM NO. 4	
Name of the Borrower	Next Communications represented by Mr. MP Arun
Guarantors	1. Mrs. Aishwarya Arun 2. Mrs. Rukmani
Details of Assignment	Assignor - South Indian Bank Limited; Trust - Phoenix Trust FY17-8; Date of Assignment - 17.03.2017
Amount due/Secured Debt as per Notice under Section 13(2) of SARFAESI Act, 2002	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
Amount due as on 30-09-2024	Rs.4,82,74,712.69/- (Rupees Four Crores 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>Details of Secured Asset : 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 <b>bounded as follows: On the North:</b> Property of Salim <b>On the East:</b> Road <b>On the West:</b> Property of Pushpangatham, Lalitha, Venu and Own Properties <b>On the South:</b> Property of Rajeevan and Purushottam	
<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, Srinayanapuram Village Vemballur Post, Kodungallur Taluk and <b>bounded as follows: On the North:</b> Property belonging to Pushpangatham <b>On the West:</b> Property belonging to Lalitha <b>On the East:</b> Road and Property belonging to Arun <b>On the South:</b> Property belonging to Venu	
<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 <b>bounded as follows: On the North:</b> Property belonging to Chandrasekharan <b>On the South:</b> Road <b>On the West:</b> Property belonging to Arun <b>On the East:</b> Road	
<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 Sreenayanapuram village and <b>bounded as follows: On the North:</b> Property belonging to Hamsa <b>On the East:</b> Property belonging to Purushottam <b>On the South:</b> Property belonging to Arun <b>On the West:</b> 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> On Request	
<b>Reserve Price : Property No. 1:</b> Rs.8,50,000/- (Rupees Eight Lakhs Fifty Thousand Only) <b>Property No. 2:</b> Rs.2,50,000/- (Rupees Two Lakhs Fifty Thousand Only) <b>Property No. 3:</b> Rs.4,50,000/- (Rupees Four Lakhs Fifty Thousand Only) <b>Property No. 4:</b> Rs.8,00,000/- (Rupees Eight Lakhs Only)	
<b>Earnest Money Deposit : Property No. 1:</b> Rs.85,000/- (Rupees Eighty-Five Thousand Only) <b>Property No. 2:</b> Rs.25,000/- (Rupees Twenty-Five Thousand Only) <b>Property No. 3:</b> Rs.45,000/- (Rupees Forty-Five Thousand Only) <b>Property No. 4:</b> Rs.80,000/- (Rupees Eighty Thousand Only)	
<b>EMD Remittance Details: "PHOENIX TRUST FY 17-8",</b> Account Number: 0812529164; Kotak Mahindra Bank Limited, Branch: Bandra (East), Mumbai, IFSC Code: KKBK0001368.	
<b>Incremental Value :</b> Rs.25,000/- (Rupees Twenty-Five Thousand Only) & in such multiple	
<b>Last date for submission of EMD :</b> 24-04-2025 (Thursday) on or before closing of banking hours	
<b>Date &amp; Time of E-Auction :</b> 25-04-2025 (Friday) between 11:00 a.m. to 12:00 noon	
<b>Link for Tender documents :</b> <a href="https://phoenixarc.co.in?p=5665">https://phoenixarc.co.in?p=5665</a>	
<b>Encumbrances :</b> Not known	

ITEM NO. 5	
Name of the Borrower	Parcon Metaliks represented by its Proprietor Mr. VM. Mohammed Azeem
Guarantors	Mr. V.M. Mohammed Ansar
Details of Assignment	Assignor - Dhanlaxmi Bank Limited; Trust - Phoenix Trust FY14-18; Date of Assignment - 28.03.2014
Amount due/Secured Debt as per Notice under Section 13(2) of SARFAESI Act, 2002:	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
Amount due as on 30-09-2024	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>Details of Secured Asset : Property No.1:</b> All the part and parcel of the landed property to an extent of 2.008 cents in Survey No. 648/3 in Emakulam 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 <b>boundaries: On the East by:</b> Road <b>On the North by:</b> Part of Andul Khader bazaar building <b>On the West by:</b> Property of Kallepauram <b>On the South by:</b> Common stair case and part of Abdul Khader Bazaar building	
<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 Emakulam Village, Kanayannur Taluk along with building bearing Cochin Corporation No. 40/3483 and 40/3484 and all rights appurtenant thereto with the following <b>boundaries: On the East by:</b> Common Vazhi (path) and property of Mohammed Azeem and Mohammed Ansar <b>On the North by:</b> Property of Mohammed Hamsa backside of Akbar Bazaar in Survey No. 648/3 <b>On the North by:</b> Property of Mohammed Hamsa in Survey No. 648/3 <b>On the South by:</b> 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> On Request	
<b>Reserve Price : Property No. 1 -</b> Rs. 74,00,000/- (Rupees Seventy-Four Lakhs Only) <b>Property No. 2 -</b> Rs.58,50,000/- (Rupees Fifty-Eight Lakhs Fifty Thousand Only)	
<b>Earnest Money Deposit : Property No.1 -</b> Rs. 7,40,000/- (Rupees Seven Lakhs Forty Thousand Only) <b>Property No.2 -</b> Rs.5,85,000/- (Rupees Five Lakhs Eighty Five Thousand Only)	
<b>EMD Remittance Details: "PHOENIX TRUST FY 14-18",</b> Account Number: 4611411521; Kotak Mahindra Bank Limited, Branch: Kalina, Mumbai, IFSC Code: KKBK0000631	
<b>Incremental Value :</b> Rs.50,000/- (Rupees Fifty Thousand Only) & in such multiple	
<b>Last date for submission of EMD :</b> 24-04-2025 (Thursday) on or before closing of banking hours	
<b>Date &amp; Time of E-Auction :</b> 25-04-2025 (Friday) between 11:00 a.m. to 12:00 noon	
<b>Link for Tender documents :</b> <a href="https://phoenixarc.co.in?p=5667">https://phoenixarc.co.in?p=5667</a>	
<b>Encumbrances :</b> Not Known	

## Terms and Conditions of E-Auction

- 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.
- 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.
- 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.
- 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)
- 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.
- 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.
- 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.
- 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.
- 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.
- 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 and 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.
- 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.
- 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.
- 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.
- For inspection of the properties 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) / [Jan](mailto:Janhavi.mane@phoenixarc.co.in)