



CIN: L65190MH2004GOI148838



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IDBI BANK LIMITED

Panampilly Nagar, Post Bag No.4253,

Retail Recovery First Floor,

Kochi – 682036;

PH: 0484-2317326, 9087513399.

Email: recoverykerala@idbi.co.in

Website: www.idbibank.in

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

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

Notice is hereby given to the public in general and in particular to **M/s Spiceland Holidays and Entertainment Pvt Ltd (Borrower), Mr. Riyaz U C (Guarantor), Mrs. Meherunnissa Begum (Guarantor), Mrs. Jubisha Riyaz (Mortgagor and Guarantor)** that the below described immovable property mortgaged to IDBI Bank Limited (Secured Creditor), the physical possession of which has been taken by the Authorised Officer of IDBI Bank Limited, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on **23.09.2026**, for recovery of **Rs.2,79,79,863.03/- (Rupees Two Crore Seventy Nine Lakh Seventy Nine Thousand Eight Hundred and Sixty Three and Paise Three Only)** as on **August 16, 2026** together with further interest and charges thereon due to IDBI Bank Limited, Secured Creditor from **M/s Spiceland Holidays and Entertainment Pvt Ltd (Borrower), Mr. Riyaz U C (Guarantor), Mrs. Meherunnissa Begum (Guarantor), Mrs. Jubisha Riyaz (Mortgagor and Guarantor)**. The reserve price and the earnest money deposit will be as follows:

Reserve Price in Rs.	EMD Amount in Rs.	Date of Inspection	Last Date of Submission of Bids	Date and Time of E-auction
Rs.87,00,000/- (Rupees Eighty Seven Lakh Only)	Rs.8,70,000/- (Rupees Eight Lakh Seventy Thousand Only)	14-09-2026 to 18-09-2026	22-09-2026	23-09-2026 from 11.00 am to 12.00 pm

Description of the Immovable Property

362073 undivided share units out of 7000000 units undivided share in all that piece and parcel of land admeasuring 17.740 cents (7.178 ares) in Survey Nos.154/2, 154/3, 154/14 in Ernakulam Village covered by Settlement deed No 907/2015 and documents Nos. 2088,2089,2167,2168,2248 and 2249 of 1981 and 3781/1989 and 4772/1995, all of Sub Registry Office, Ernakulam together with the building portions in 4th floor of the building 'North Square' and bearing door nos. CC 41/2796 F-1 admeasuring 332 sq.ft super built area, 41/2796 F-2 admeasuring 393 sq.ft. superbuilt up area and 41/2796 F-11 admeasuring 450 sq.ft. super built up area and 100000 units out of 7000000 units undivided share of land together with ownership of the one-half area on the north side of the terrace floor admeasuring 1837 sq.ft. with all fittings and fixtures, service connections, deposit rights and all other common rights and other improvements and proportionate share of all other common rights and facilities in the said building and bounded by: East By: Paramara Temple Road, North By: Property in Survey No. 154/2, West By: Property in Survey No. 154/2, South By: Property in Survey No. 154/3, together with all buildings and structures thereon.

For detailed terms and conditions of the sale, please refer to the link provided in IDBI Bank's website <https://www.idbibank.in> → E-auctions from 28.08.2026 And also from E-auction Service Provider i.e. PSB Alliance Private Limited (BAANKNET Platform), website - <https://baanknet.com>, Contact details: +91 82912 20220, E-mail- support.baanknet@psballiance.com

Date: 21.08.2026

Place : Kochi



[Signature]
Authorised Officer
IDBI Bank Limited

आईडीबीआई बैंक लिमिटेड: क्षेत्रीय कार्यालय, दूसरी मंजिल, सिटी प्लाजा, वाईएमसीए क्रॉस रोड, कोझिकोड - 673 001, केरल
IDBI Bank Ltd.: Regional Office, Second Floor, City Plaza, YMCA Cross Road, Kozhikode - 673 001, Kerala

आईडीबीआई टॉवर, डब्ल्यूटीसी कॉम्प्लेक्स, कफ परेड, मुंबई - 400 005 Website : www.idbi.bank.in
IDBI Tower, WTC Complex, Cuffe Parade, Mumbai - 400 005 Website : www.idbi.bank.in