



## SALE NOTICE

## REGISTERED AD

### SALE NOTICE OF IMMOVABLE PROPERTIES BY AUCTION 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 Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Security (Enforcement) Rules 2002, will be sold by holding public E Auction.

**1.Name and address of the Secured creditor: Kerala Gramin Bank, Ezhamkulam Branch**

**2.Name and address of the borrower/guarantor:**

a. Sri.James P J, S/o Thomas, Mundackal Poikayil, Thoduvakkadu, Theppupara PO, Pathanamthitta Dt - 681544

b. Smt Saramma Mathew, W/o James PJ, Mundackal Poikayil, Thoduvakkadu, Theppupara PO, Pathanamthitta Dt - 681544

**3. Total liabilities as on 01-08-2024: Rs. 9,75,887.18 (Rupees Nine Lakh Seventy Five Thousand Eight Hundred and Eighty Seven and Eighteen Paise only) + charges**

**4. (a) Date & Time of Auction : 11-09-2024 : 11.00 AM to 12.00 PM**

(b) Place of Auction: E-Auction - Service provider M/s e-Procurement Technologies Limited - Auction Tiger, B-704, Wall Street - II, Opp. Orient Club,Nr. Gujarat College, Ellis Bridge, Ahmedabad - 380006 Gujarat (India). e-Auction Portal- <https://sarfaesi.auctiontiger.net>

**5. Details Of Property: 04.90 ares of property in Sy No.260/13 in Kalayapuram village obtained by Document No. 27/1997 of Kalayapuram SRO bounded in North by Property of Babu, East by Pathway, South by Property of Georgekutty and West by Property of John.**

**6. Reserve Price: Rs.42,65,000/- (Rupees Forty Two Lakh Sixty Five Thousand only)**

#### **7. Other terms and conditions.**

a. The property will be sold in "AS IS WHERE IS" condition, including encumbrances if any. (There are no encumbrances to the knowledge of the bank)

b. The property will not be sold below the Reserve Price.

c. The property can be inspected on **05-09-2024 to 07-09-2024 between 2.30 PM to 5 PM**

d. The intending bidders shall deposit Earnest Money Deposit (EMD) of **Rs.4,26,500/-** (Rupees Four Lakh Twenty Six Thousand Five Hundred only) being 10% of the Reserve Price, by way of NEFT to A/C no: **403651013050114** and **IFS CODE:KLGB0040365** before **09-09-2024 5.00 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 the 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. Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reasons thereof.

For further details: RO: R&L Wing/Branch, (Phone 9400999755/9400999365) may be contacted during office hours on any working day.

**Place :Pathanamthitta**

**Date : 02-08-2024**

**Authorised Officer**



Copy To.

- 1. RO Pathanamthitta**
- 2. KGB, Ezhamkulam Branch**