

KERALA GRAMIN BANK
Head Office: Malappuram
SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002 READ WITH PROVISION TO RULE 8(6) & 9 OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable properties mortgaged/charged to **KERALA GRAMIN BANK, NEENDUNOKKI BRANCH** (Secured Creditor) the **Symbolic Possession** of which has been taken by the Authorised officer of **KERALA GRAMIN BANK** on **13-10-2023**, will be sold on “**As is where is**”, “**Whatever there is**” for recovery respective dues with future interest and costs to the **KERALA GRAMIN BANK** as mentioned below.

1. **Name and address of the Secured creditor:**

KERALA GRAMIN BANK, NEENDUNOKKI Branch

2. **Name and address of the borrower/Guarantor/Mortgager:**

1. **ABRAHAM PARAYIL (CUST ID: 491285285; MAIN HOLDER), S/O SCARIA, PARAYILHOUSE, CHUNGAKUNNU, CHUNGAKUNNU (PO), KANNUR (Dt) – 670651**
2. **ELDO A P ADUKALIL (CUST ID: 410708280; CO-OBLIGANT), S/O PAULOSE, ADUKALIL, KELAKAM KELAKAM (PO), KANNUR (Dt) - 670674**

3. **Total liabilities :**

- a) **KCC (KCC01) 40489131007736**– Rs 5,22,525.55 /- interest from 31-03-2024 and other Incidental charges, legal charges and cost.
- b) **KGBSP (KGBSP) 48915390002017**– Rs 15,90,852.00 /- interest from 02-06-2024 and other Incidental charges, legal charges and cost.
- c) **FARTL (FARTL) 48915403000518**– Rs 6,43,181.34 /- interest from 19-05-2024 and other Incidental charges, legal charges and cost.
- d) **FNRTL (FNRTL) 48915404000318**– Rs 10,15,959.94 /- interest from 27-05-2024 and other Incidental charges, legal charges and cost.

4. (A) **Date & time of E-Auction:**

20-07-2024, Between 11:00 Am and 01:00PM.

(b) **Auction service provider:**

M/s C1 India Pvt. Ltd, 301, 1st Floor, Udyog Vihar-II ,Gurgaon , Haryana -122015

(c) **Portal of E-Auction:**

<https://www.bankeauctions.com/>

5. **Details of property/ies:**

The property consisting of **0.8094 Hectares** of land in the name of **Mr. ABRAHAM PARAYIL** in RE SURVEY NUMBER: **974** of **KOTTIYOOR** village within the registration sub-district **PERAVOOR** of **KANNUR** District.

Boundaries:

As per tittle deed

- NORTH : POSSESSION OF VILAYANIKKAL THOMAS AND PRIVATE ROAD
- EAST : POSSESSION OF PARAYIL DAVID
- SOUTH : POSSESSION OF PARAYIL ABRAHAM
- WEST : POSSESSION OF THUMBUNKAL CHACKO

As per latest valuation report

- NORTH : PROPERTY OF VILAYANIKKAL THOMAS
- EAST : PROPERTY OF PARAYIL DAVID
- SOUTH : ANOTHER PROPERTY OF ABRAHAM
- WEST : PROPERTY OF THOOMBUNKAL CHACKO

6. **Reserve Price:**

Rs 21,60,000 /- (Rupees **Twenty One** Lakhs and **Sixty** Thousand only)

7. Other terms and conditions:

- a. The property/ies 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/ies will not be sold below the Reserve Price.
 - c. The property can be inspected on prior appointment with Authorised officer on any working day between 11:00AM and 01:00PM.
 - d. The bid increase amount will be Rs.10000/-.
 - e. The intending bidders shall deposit bid application with Earnest Money Deposit (EMD) of **Rs 2,16,000/-** (Rupees **Two** lakhs and **Sixteen** Thousand only) being 10% of the Reserve Price at **KERALA GRAMIN BANK, NEENDUNOKKI** branch, by way of DD favouring Authorised Officer, **KERALA GRAMIN BANK** or by NEFT/RTGS to account 404891013050114, IFSC: KLGB0040489, on or before 18.07.2024 at 05:00 p.m.
 - f. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the Secured creditor.
 - g. 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.
 - h. All charges for conveyance, stamp duty and registration, etc. as applicable shall be borne by the successful bidder only.
 - i. Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reasons thereof.
- For further details Regional Office, **KERALA GRAMIN BANK**, KANNUR 2 (Phone No: 9400999398, 9400999968) may be contacted during office hours on any working day.

Place: Kannur

Date: 14-06-2024

Authorised Officer
KERALA GRAMIN BANK