

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, PATHIRIYAD BRANCH** (Secured Creditor) the **Symbolic Possession** of which has been taken by the Authorised officer of **KERALA GRAMIN BANK on 13-03-2024**, 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, PATHIRIYAD Branch

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

- 1) SREEJINA M (CUST ID: 492016849; MAIN HOLDER), D/O MOHANAN P HARISREE, SANKARANELLUR, SANKARANELLUR (PO), KANNUR (Dt) – 670643**
- 2) SREEJA M (CUST ID: 490480463; JOINT HOLDER), W/O MOHANAN P, HARISREE, SANKARANELLOOR, MANGATTIDAM (PO), KANNUR (Dt) - 670643**
- 3) MOHANAN P (CUST ID: 490805286; JOINT HOLDER), S/O NANU, HARI SREE, MALLERI, SANKARANELLUR, SANKARANELLUR (PO), KANNUR (Dt) - 670643**
- 4) SASIDHARAN M (CUST ID: 490805096; GUARANTOR), S/O MAMAN CHIRUKANDOTH HOUSE, SANKARANELLUR, SANKARANELLUR (PO), KANNUR (Dt) - 670643**

3. Total liabilities:

VBS (LA265) 48215316730513– Rs 33,03,692.18 /- interest from 29/05/2024 and other Incidental charges, legal charges and cost.

Apart from this joint borrowers having following loans which are not linked with this EM

1. KCC 40482131015106 - Rs 50,211.22 /- interest from 31/05/2024 and other Incidental charges, legal charges and cost.
2. KGBSP 48215390001322 Rs 50,758.59 /- interest from 30/03/2024 and other Incidental charges, legal charges and cost.
3. KCC 40482131022735 Rs 51,830.00 /- interest from 31/03/2024 and other Incidental charges, legal charges and cost.

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

30-07-2024, 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:

PROPERTY 1

a) The property consisting of **19 CENTS** of land in the name of **Sri. MOHANAN P** in RE SURVEY NUMBER: **30/3** of **MANGATTIDAM** village within the registration sub-district **KUTHUPARAMBA** of **KANNUR** District.

Boundaries as per tittle deed:

- | | |
|---------|---------------------------|
| - NORTH | : REMAINING PROPERTY |
| - EAST | : REMAINING PROPERTY |
| - SOUTH | : MUKKACHIVEEDU PARAMBA |
| - WEST | : IN POSSESSION OF VALSAN |

Boundaries as per latest valuation report:

- NORTH : PROPERTY OF BALAKRISHNAN AND PATHWAY
- EAST : PROPERTY OF SASINDRAAN
- SOUTH : PROPERTY OF SASINDRAAN
- WEST : PROPERTY OF NARAYANI

PROPERTY 2

b) The property consisting of **21.3 cents** of land in the name of **Smt. SREEJA M** in RE SURVEY NUMBER: **30/3,30/4** of **MANGATTIDAM** village within the registration sub-district **KUTHUPARAMBA** of **KANNUR** District.

Boundaries as per title deed:

- NORTH : PROPERTY OF SOMAN MOHAN SASIDHARAN
- EAST : LANE
- SOUTH : PROPERTY OF RAMESHAN SHYJA
- WEST : LANE

Boundaries as per latest valuation report:

- NORTH : PROPERTY OF SASINDRAAN
- EAST : PATHWAY
- SOUTH : PROPERTY OF RAMESAN
- WEST : PRIVATE ROAD

6. Reserve Price:

- a. **Rs 10,26,000/-** (Rupees **ten** lakhs and **twenty six** thousand only). **For PROPERTY 1**
- b. **Rs 13,41,900/-** (Rupees **thirteen** lakhs **forty one** thousand and **nine** hundred only). **For PROPERTY 2**

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
 - a. **Rs 1,02,600/-** (Rupees **ONE** lakhs **TWO** Thousand and **SIX** hundred only) for property 1
 - b. **Rs 1,34,190/-** (Rupees **ONE** lakhs **THIRTY FOUR** Thousand **ONE** hundred and **NINETY** only) for property 2being 10% of the Reserve Price at **KERALA GRAMIN BANK, PATHIRIYAD** branch, by way of DD favouring Authorised Officer, **KERALA GRAMIN BANK** or by NEFT/RTGS to account 404821013050114, IFSC: KLGB0040482, on or before 28.07.2024 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.