

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, **VITHURA BRANCH** (Secured Creditor) the **Possession** of which has been taken by the Authorised officer of **Kerala Gramin Bank** will be sold on “**As is where is**”, “**As is what is**” and “**Whatever there is**” **basis on 25-03-2025** for recovery of respective dues with future interest and cost to the **Kerala Gramin Bank** as mentioned below.

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

2. Name and address of the borrower/Guarantor

1. Saji Kumar K, S/o Kumaraswami Pillai
K S Sadanam, Parandode PO
Thiruvananthapuram-695542
2. Dhanya V G, W/o Saji Kumar K
K S Sadanam, Parandode PO
Thiruvananthapuram-695542
3. Seetha Tex, (Proprietor: Sajikumar K)
VP 1/133A, H S Junction, Vithura PO
Thiruvananthapuram-695551

2(a) Name and address of the Mortgagor:

1. Saji Kumar K, S/o Kumaraswami Pillai
K S Sadanam, Parandode PO
Thiruvananthapuram-695542
2. Dhanya V G, W/o Saji Kumar K
K S Sadanam, Parandode PO
Thiruvananthapuram-695542

3. Total liabilities : 1.35015155001213 – Rs 11,23,313.28/- and interest from 14-01-2025 and other incidental charges, legal charges and cost.
2. 40350131014295 – Rs 24,097/- and interest from 01-10-2024 and other Incidental charges, legal charges and cost.
3. 35015419000120 – Rs 18,960.71/- and interest from 15-01-2025 and other Incidental charges, legal charges and cost.
4. 35015430000121 – Rs 1,10,164.26/- and interest from 24-01-2025 and other Incidental charges, legal charges and cost.
5. 40350131001680 – Rs 12,73,225.58/- and interest from 01-02-2025 and Other incidental charges, legal charges and cost.

4. (a) Date & time of E-Auction : **25-03-2025 , Between 11:00 AM and 11:45 AM.**
- (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 : 6.5 cents of landed property with building in ReSy.No.390/4-2-1 in Vithura Village, Nedumangad Taluk, Vithura SRO, Thiruvananthapuram District.

Boundaries: NORTH : Property of Subaida
EAST : Property of Sunilkumar
SOUTH : Pathway
WEST : Property of Pramod

6. Reserve Price: **Rs.40,38,000/-**-(Rupees Fourty Lakh and Thirty Eight Thousand only)
BID increment Rs 10000/-

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 on 21-03-2025 between 11:00AM and 01:00PM.
- d. The intending bidders shall deposit bid application with Earnest Money Deposit(EMD) of **Rs.4,03,800/- (Rupees Four Lakh Three Thousand and Eight Hundred only)** being 10% of the Reserve Price at Kerala Gramin Bank, Vithura branch, by way of DD favouring Authorised Officer, Kerala Gramin Bank or by NEFT/RTGS to account 403501013050114, IFSC: KLGB0040350, on or before 21-03-2025 05:00 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 Regional Office, Kerala Gramin Bank , Trivandrum (Phone No: 04712337875 , 9400999966,9400999350,9400999399) may be contacted during office hours on any working day.

Place : Thiruvananthapuram
Date : 13-02-2025

Authorised Officer

Kerala Gramin Bank