

e- AUCTION SALE NOTICE

E- AUCTION SALE NOTICE OF IMMOVABLE PROPERTIES UNDER RULES 8(6) & 9 OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002.

E- auction sale 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 e - auction.

1	Name and address of the secured Creditor	:	Kerala Gramin Bank, Poochakkal Branch, Kailas Heights, Lyceum Junction, Near Community Hall, Poochakkal P.O., Alappuzha Dist., PIN - 688526
2	Name of Mortgagors	:	NAZAR K & SUBAIDA P
3	Name and address of the borrowers/co-obligants/Guarantors	:	1)Sri. NAZAR K , S/O AMMUNNI, NEDUMPARAMBU, PANAVALLY (PO), ALAPPUZHA (Dt) – 688566 2)Smt SUBAIDA P, W/O NAZAR, PUTHUKUDI,PANAVALLY (PO), ALAPPUZHA (Dt) – 688566
4	Total liabilities as on	:	21.10.2024 Rs.7,85,274.58 (Rupees Seven Lakh Eighty Five Thousand Two hundred Seventy Four and Fifty Eight Paise Only) plus interest & cost)
5	a) Date & time of Auction	:	10.12.2024, 11 AM to 12 Noon
	b) Website platform for Auction	:	https://www.bankeauctions.com
6	Details of property/ies	:	All the part and parcel of the property consisting of 4.86 Ares in Sy. No. 78/9 of land with Building in Panavally Village, Cherthala Taluk, Alappuzha District. Bounded By:- NORTH : THODU AND ROAD EAST : PROPERTY OF ANILKUMAR PUTHENPURACKAL SOUTH : PROPERTY OF VYJAYANTHI WEST : PROPERTY OF SASIKALA RAMESAN
7	Reserve price	:	Rs. 28,48,000/- (Rupees Twenty Eight Lakh and Forty Eight Thousand Only)
8	Increase in Bid amount	:	Rs. 10,000/-

9. Other terms and conditions:

- The property/ies will be sold on "AS IS WHERE IS, "AS IS WHAT IS" and " WHATEVER THERE IS" condition including encumbrances, if any,(There are no encumbrances to the knowledge of the Bank). For details of encumbrance, contact the undersigned before deposit of the Earnest Money Deposit (EMD) referred to 8 (d) below
- The property/ies will not be sold below the reserve price.
- The property can be inspected on **28.11.2024 Between 11 AM & 12 Noon**
- The intending bidders shall deposit Earnest Money Deposit (EMD) of **Rs.2,84,800/- (Rupees Two Lakh Eighty Four Thousand and Eight Hundred Only)** being 10% of the reserve price, by way of DD favoring Authorised Officer, **Kerala Gramin Bank, Poochakkal** OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of **Kerala Gramin Bank, Poochakkal Branch, IFSC-KLGB0040681, Account Number-406811013050114 on or before 03.12.2024, 4 pm**
- Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor
- The successful bidder shall deposit 25% of the sale price (inclusive of 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.
- All charges for conveyance, stamp duty, registration and TDS etc. as applicable shall be borne by the successful Bidder only
- Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof

10	Auction Service Provider	M/s. C1 India Pvt. Ltd.,301, 1st Floor, UdyogVihar-II, Gurgaon, Haryana – 122015. Email: tn@c1india.com / support@bankeauctions.com
11	Website	https://www.bankeauctions.com

For further details, Authorised Officer, KGB RO Ernakulam (**94009 99027**) / **Poochakkal Branch (94009 99681)** / HO RL& FP Wing (**94009 99020**) / auction service provider ((+91 7418281709/7291981124/25/26) may be contacted during office hours on any working day.

Even though the following loan account is linked to the property given in Schedule C, since the loan is not due we are not demanding repayment of the said loan now. If the sale materialises, the balance amount if any, shall be appropriated after complying with all the formalities in this regard.

Name of the Borrower	Loan Number	Date of Loan	Loan Amount
ARACKAL AGENCIES	MSRCC 40681131001413	13-08-2018	1000000

Place:Ernakulam
Date: 30.10.2024

Authorised Officer
Kerala Gramin Bank