



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, **THALAYAD BRANCH** (Secured Creditor) the **Symbolic Possession** of which has been taken by the Authorised officer of **Kerala Gramin Bank**, will be sold on **"As is where is", "Whatever there is"** basis on **22.11.2024** 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, THALAYAD Branch**
- 2 Name and Address of the Borrower/Guarantor : **Sri. James I C, S/o Chacko, Ittiappara, Thalayad (PO) , Kozhikode(Dt)-673574,**
 Name and Address of the Mortgagor : **Sri. James I C, S/o Chacko, Ittiappara, Thalayad (PO) , Kozhikode(Dt)-673574,**
- 3 Total Liabilities : **(GCL) 22615340000214, Rs.819258/- interest from 31.12.2024 (AGKOD) 40226121000432 Rs.1428491.43 interest from 01.10.2024 (KCC01) 40226131002786 Rs. 2158516/- interest from 01.10.2024 and other incidental charges, legal charges and cost.**
- 4a. Date and time of E-auction : **12-02-2025, Between 11: 00 AM and 01:00 PM.**
- 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 : **All that part and parcel of property consisting of 4 Acres and all other things attached thereto in a) Survey No. Unsurveyed of Kanthalad Village of Koyilandy Taluk of Kozhikode District BOUNDARIES AS PER DEED
 - NORTH : VARKEY,CHACKO KAIVASAM
 - EAST : WILSON KAIVASAM
 SOUTH : ROAD,TOMY KAIVASAM
 -WEST : DENNY CHACKO KAIVASAM**
- 6 Reserve of Price : **Rs.1,30,00,000/-**

7 Other terms and conditions.

- a) The property/ies will be sold in "AS IS WHERE IS BASIS" condition including encumbrances, if any, (There are no other 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 02:00PM and 04:00PM.
- d) The intending bidders shall deposit bid application with Earnest Money Deposit(EMD) of Rs.1300000/- (Rupees Thirteen Lakh Only) being 10% of the Reserve Price at Kerala Gramin bank, Thalayad branch, by way of DD favouring Authorised Officer, Kerala Gramin Bank or by NEFT/RTGS to account 402261013050114, IFSC: KLGB0040226, on or before 10.02.2025 at 04:00 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 EMD already paid), immediately on the sale being knocked down in his/her favour and the balance with in **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. 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 charges 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 the Bid without assigning any reason thereof.
- i) Bid Increment amount Rs.5000/-
- j) For further details **Regional Office, Kerala Gramin Bank, Kozhikode** (Phone: 0495-2383036, 9400999090,9400999226) may be contacted during the office hours on any working day.

Place : Kozhikode
 Date : 02-01-2025

Authorised Officer
 Kerala Gramin Bank