The Kerala State Co-operative Bank ltd.

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Properties of the Bank (Non Banking Assets)

Notice is hereby given that the below described immovable properties which are owned and possessed by the Bank as "Non Banking Assets" will be sold by E-auction on "As is where is", "As is what is", and "Whatever there is" basis on the following

Description of Property	
STATE	KERALA
DISTRICT	ALAPPUZHA
TALUK	Chengannur
VILLAGE	Ennakkadu
BLOCK	
SY.NO	296/7/A
RE.SYNO	17-09-2001
AREA/Extend of Land	19.43 Ares, [48] Cents
Description of Building	

BOUNDARIES of Property	
North	Property of Kopara Padeetathil Kamalakshi
South	Property of Edavoor Parameswaran
East	Property of Kopara Padmavathyamma
West	Property of Kopara Padeetathil Kamalakshi, Footpath
Lattittude, Longtitude and coordinates of the Site	
Reserve Price(Rs. In Lakhs)	₹5,18,400
Emd	₹51,840
Date and time of Site Inspection	20/01/2025 To 04/02/2025
Date and time of Auction	05/02/2025 11:00 Am to 01:00 Pm

The Earnest Money Deposit shall be deposited Before 05/02/2025
For detailed terms and conditions of the sale, please refer Bank's website (https://www.keralabank.co.in) or may contact Asset management Department,Head office,Thiruvananthapuram during office hours on any working day.

Sd/-

Date: 20/01/2025 Chief Executive Officer

Place: Thiruvananthapuram The Kerala State Co-operative Bank

KERALA BANK
Kerala State Co-operative Bank

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 20/01/2025

1. (a) Mode of Auction	::	E-Auction
(b) Details of Auction service provider	::	M/s **M/sC1India Pvt. Ltd.**
(c) Date & Time of Auction	::	05/02/2025 11:00 Am to 01:00 Pm
(d) Place of Auction	::	Online Auction. Through the website https://bankeauctions.com

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BOUNDARIES of Property	
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South	Property of Edavoor Parameswaran
East	Property of Kopara Padmavathyamma
West	Property of Kopara Padeetathil Kamalakshi, Footpath

2. Reserve Price and EMD amount

Reserve Price(Rs. In Lakhs)	₹5,18,400/-
Emd	₹51,840/-
Date and time of Inspection	20/01/2025 To 04/02/2025
Date and time of Auction	05/02/2025 11:00 Am to 01:00 Pm

3. Last date of submission of EMD: -Before 05/02/2025

4. Other terms and conditions:

a) Auction/bidding shall be only through "Online Electronic Bidding'' through the website https://www.bankeauctions.com Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
b) The intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies & to inspect & satisfy themselves. The property can be inspected, from 20/01/2025 To 04/02/2025 Prior Appointment with Branch Manager,MANNAR,Branch on any working day.

c) The property will be sold for the price which is more than the Reserve Price and the participating bidders may improve their offer further during auction process.

d) EMD amount of 10% of the Reserve Price is to be deposited by way of Demand draft in favour of Chief Executive Officer, The Kerala State Co-operative Bank,or shall be deposited through

RTGS/NEFT/Fund Transfer to credit of account of The kerala State Co-operative Bank, A/c No 99992200517101 IFSC Code:KSBK0000101 on or before Before 05/02/2025.

e) Intending bidders shall share Mobile number and e-mail address. For details please contact the service provider **M/sC1India Pvt. Ltd**. . Prabhakaran M.,Mobile:+91-7418281709; Helpline no. +91-124-43020202/21/22,+91-**7291981124/7291981125/7291981126**, helpline E-mail ID support@bankeauctions.com

f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 04/02/2025 by 05:00 PM, to General Manager AMD, The kerala State Co-operative Bank, Head Office by hand or by email: (amd@keralabank.co.in)

i) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.

i) Photocopies of PAN Card, ID Proof and Address proof. However, successful bidder would have to produce these documents in original to the Bank at the time of making payment of balance amount of 25% of bid amount.

ii) Bidders Name. Contact No. Address, E Mail Id.

iii) Bidder's A/c details for online refund of EMD.

g) The intending bidders should register their names at portal https://bankeauctions.com and get their User ID and password free of cost. Prospective bidder may avail online training on E-auction from the service provider M/s C1indiapvt Ltd.

h) EMD deposited by the unsuccessful bidder shall be refunded to them. The interested bidders are informed that the Bank shall not pay any, interest, cost, damages, compensation etc. on any amount deposited by the bidders, if any, in the event if any court/tribunal/forum grant stays of the auction proceedings. The bank shall not be held liable to deliver constructive/ vacant & physical possession to the Auction Purchaser in any injunction/ restraint order is passed by any court/ tribunal/ forum or any other legal authority.

i) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs. 10,000. The bidder who submits the highest bid (above the Reserve price) on closure of 'Online' auction shall be declared as successful bidder. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the Bank officials.

j) The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately on declaring him/her as the successful bidder ie. On the same day or not later than 5.00 p.m of the next working day and the balance within 15 days from the date of confirmation of sale by the secured creditor. If the successful bidder fails to pay the sale price, the deposit made by him shall be forfeited by the Bank without any notice and property shall forthwith be put up for sale again.

k) For sale proceeds of Rs. 50 (Rupees Fifty) lacs and above, the successful bidder will have to deduct TDS at the rate 1% on the Sale proceeds and submit the original receipt of TDS certificate to the Bank.

l) All charges for conveyance, stamp duty/GST registration charges ,TDS of Income tax act 1961 etc, as applicable shall be borne by the successful bidder only.

m) Bank reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof. The Bank is not bound to accept the highest offer and the Bank has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction without assigning any reason thereof.

n) In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach concerned Regional office or Head Office who, as a facilitating centre, shall make necessary arrangements.

o) For further details contact The kerala State Co-operative Bank Asset management Department, Head Office,Thiruvananthapuram 0471-2547331,2547241,2547231 e-mail id amd@keralabank.co.in OR the service provider, **M/sC1India Pvt. Ltd**. . Prabhakaran M.,Mobile:+91-7418281709; Helpline no. +91-124-43020202/21/22,+91-**7291981124/7291981125/7291981126**, helpline E-mail ID support@bankeauction.com

SPECIAL INSTRUCTION/CAUTION

Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Kerala State Co-operative Bank nor the Service Provider will be responsible for any lapses/failure (Internet failure, Power failure, etc.) on the part of the bidder or vendor in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements/alternatives such as back –up, power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

Sd/-

Place :: Thiruvananthapuram

Chief Executive officer

Date :: 20/01/2025

The Kerala State Co-operative Bank