

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 State Co-operative Bank, Kadakkal Branch
2	Name of Mortgagor	:	Sajin .S.Bava Salja Nivas, Vellarvattom, Elampzhannoor .PO
3	Name and address of the borrowers/co-obligants/Guarantors	:	Nil
4	Total liabilities as on	:	On 31-07-2025, Rs.4614970/- (Rupees forty six lakhs fourteen thousand nine hundred and seventy only) plus interest and cost
5	a) Date & time of Auction	:	10-09-2025 11.00Am to 5.00PM
	b) Website platform for Auction	:	https://www.bankeauctions.com
6	Details of property/ies	:	All the part and parcel of the property consisting of ...23.10.....Ares (in Sy.No:.....81/17....., Tandaper No...6734 in ...Kadakkal. Village,.....Kottarakkara Taluk, Kollam Dist. <u>Bounded</u> NORTH : Property of Rajan EAST : Road SOUTH: Paddy field WEST: ... Property of Salja
7	Reserve price	:	Rs. 13,90,000 /- (Rupees...thirteen lakhs ninety 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 from 27-02-2025 to 25-03-2025 between 10 AM to 5 PM in all working days
- The intending bidders shall deposit Earnest Money Deposit (EMD) of **Rs.139000.- (Rupees one lakh thirty nine thousand Only)** being 10% of the reserve price, by way of DD favoring Authorised Officer, **Kerala State Co-operative Bank, ...Kadakkal. Branch** OR shall be deposited through RTGS/NEFT/Fund Transfer to credit account of **Kerala State Co-operative Bank, Kadakkal Branch, IFSC- KSBK0001123..., Account Number-...11232200503601... on or before 09-09-2025, 4pm**
- 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 TD Setc. 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

**KERALA
BANK**

Kerala State Co-operative Bank

Credit Processing Centre
Chinnakkada P.O
Kollam 691001
Office :- 0474-2742301-2742305

10	AuctionServiceProvider	M/s.C1IndiaPvt.Ltd.,301,1stFloor,UdyogVihar-II,Gurgaon, Haryana-122015.Email:tn@c1india.com/support@bankeauctions.com
11	Website	https://www.bankeauctions.com

For further details contact Authorised Officer, (9495378621) / Branch (.....) during office hours on any working day.

Place : Kollam
Date: 31-07-2025

Authorised Officer, Kerala State
Co-operative Bank

