

DETAILED TERMS AND CONDITIONS FOR THE SALE OF IMMOVABLE PROPERTIES-
E-AUCTION DATED ON 29.01.2026

- (a) Mode of Auction : E-Auction
 (b) Details of Auction Service provider : C 1 INDIA Pvt. Ltd
 (c) Date of Auction : 29.01.2026
 (d) Place of Auction : Online Auction, through the website
<https://www.bankeauctions.com>

SL No.1

NAME AND ADDRESS OF BORROWER	M/S Jairaj Seashore Resorts (P) Ltd Registered Office, KC XLV/1151 Sree Vihar, Cutcherry Ward, Kollam Kerala, 691013
BRANCH	Kollam 1013 (Kollam)
ACCOUNT NUMBER	101364801000013 and 101360327000036
Loan Outstanding	₹41,59,17,329.70/- and ₹34,63,484.94/- as on 22/12/2025
NAME AND ADDRESS OF PROPERTY OWNER	1. Smt. Jayasree Sree Vihar, Cutcherry Ward, Kollam 2. Jayajeev Sree Vihar, Cutcherry Ward, Kollam
Description of Property	
STATE	Kerala
DISTRICT	Kollam
TALUK	Karunagappally
VILLAGE	Neendakara
SY/Re-Sy. No.	109/2-3,152/4,
Block No.	22
Area/Extend of land	(28.73+7.65) = 36.38 Ares
TANDAPER No.	8932 and 8430

Boundaries of Property	
East	Properties of Syamala, Rajendran Nair, Savithriamma, Jaijeev + Properties of Retnamma Pillai, Vidyadharan Pillai
South	Property of Rajeswariamma + Properties of Somashekharan Pillai and Radhakrishna Pillai
West	Properties of Sundaram Ayyangar & Sons Ltd, NH 66 + Property of Jayasree
North	Properties of Alphonse Joseph & Kumara Pillai

Reserve Price and EMD

Reserve Price	₹ 7,82,20,000/-	
EMD	₹ 78,22,000/-	
EMD Remittance Details		Kerala State Co-operative Bank
Branch	Nallila	
IFS Code	KSBK0000013	
General Suspense A/c No.	1013 2200 503601	
Date and Time of Inspection	27/12/2025 to 28/01/2026, 10 AM TO 5 PM in all working days	
Date and Time of Auction	29/01/2026 11.00 am to 5.00 pm	

2. Last date of submission of EMD : 28.01.2026, 4.00 pm

3. Other Terms and Conditions

- 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.
- To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the property. However, the intending bidders should make their own independent inquiries regarding the encumbrance, title of property/ies etc., and to inspect & satisfy themselves. The property can be inspected, from 27/12/2025 to 28/01/2016 between 10 AM to 4 PM prior appointments with Area Manager/Authorized Officer on any working day.
- 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 e-auction process.
- EMD Amount of 10% of the Reserve Price is to be deposited by way of Demand Draft in favour of Authorized Officer, The Kerala State Co-operative Bank, or shall be deposited through RTGS/NEFT/Fund Transfer to the credit of account of The Kerala State Co-operative

Bank, mentioned in the “Reserve Price & EMD schedule of each property” on or before **28.01.2026 at 4 PM.**

- e) Intending bidders shall share Mobile Number and e-mail address. For details please contact the Service Provider M/s. C1 India Pvt Ltd. Helpline No. 91-124-4302020/21/22, +91-7291981124/1125/1126, 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 **28/01/2026 by 4.00 PM** to the Authorized Officer, The Kerala State Co-operative Bank, Kollam 1013 Branch, Kollam, by hand or by amchathannoor@gmail.com
- i. Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT acknowledgement receipt thereof with UTR Number.
- ii. 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.
- iii. Bidder's Name, Contact No., Address, Email Id
- iv. Bidder's Bank A/c details for online refund of EMD.
- g) The intending bidders should register their names at portal <https://www.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. C1 India Pvt. 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, damage, 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 if 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 multiples of ₹ 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.
- 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 pm 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 for sale again.

- k) For sale proceeds of ₹50 lakh (Rupees fifty lakh) and above, the successful bidder will have to deduct **TDS at the rate of 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 under Income Tax Act 1961 etc, as applicable shall be borne by the successful bidder only.
- m) The Authorized Officer 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 Credit Processing Centre, who shall make necessary arrangements.
- o) For further details contact **Area Manager, Kerala State Co-operative Bank, Kollam (Mob: 9447462054)** amchathannoor@gmail.com / e.mail-klmcpc@keralabank.co.in or the service provider M/s. C 1 India Pvt. Ltd, <https://www.bankeauctions.com>, Support No. 91-124-4302020/21/22, +91-7291981124/1125/1126, e-mail: support@bankeauctions.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.

Place: Kollam
Date: 22/12/2025

Office: 0471 2451595, 2451596, 2451597
email: tvmrokb@gmail.com

Authorized Officer,
Kerala State Co-operative Bank Ltd
Regional Office, Thiruvananthapuram


ANIMON.E
Area Manager
Kollam Area
CPC, Kollam



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