COVERING LETTER TO SALE NOTICE

REF: KGB/468/SALE NOTICE/2026-27/20 DATE: 18-07-2026

To

T SASIDHARAN (CUST ID: 490797449; MAIN HOLDER), S/O ANDY, SHWETHANJALI, AVILAD, ULIYIL (PO), KANNUR (Dt) – 670702

Dear Sir/Madam,

SUB : Notice under Section 13(4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

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As you are aware, I on behalf of Kerala Grameena bank **CHAVASSERY** Branch have taken possession of the assets described in Schedule of Sale Notice annexed hereto in terms of Section 13 (4) of the Subject Act in connection with outstanding dues payable by you to our **CHAVASSERY** Branch of Kerala Grameena Bank. The undersigned proposes to sell the assets more fully described in the Schedule of Sale Notice.

Hence, in terms of the provisions of the subject Act and Rules made thereunder, I am herewith sending the sale notice containing the terms & conditions of sale.

This is without prejudice to any other rights available to the Bank under the subject Act/ or any other law in force.

Yours faithfully,

Authorised Officer,
Kerala Grameena Bank

ENCLOSURE: SALE NOTICE

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8 (6) 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 the Secured Creditor, the **Symbolic Possession** of which has been taken by the Authorized Officer of Kerala Grameena Bank, will be sold on "As is where is", "As is what is", basis on **15-09-2026** for recovery of Rs. **5,39,463.53/–** (plus further interest and charges from **13-07-2026)** due to the **CHAVASSERY Branch** of Kerala Grameena Bank from

T SASIDHARAN (CUST ID: 490797449; MAIN HOLDER), S/O ANDY, SHWETHANJALI, AVILAD, ULIYIL (PO), KANNUR (Dt) – 670702

Description of the Property	All that part and parcel of the property consisting of**: 10 Cents** standing in the name of **T SASIDHARAN** in RE SURVEY NUMBER: **83/126** of **CHAVASSERI** village **IRITTY** Taluk within the registration of SRO **ULIYIL** of **KANNUR** District. **Bounded:** • **NORTH : PROPERTY OF DEVAKI** • **EAST : PROPERTY OF AANDI** • **SOUTH : PROPERTY OF SEYDAMMADATH RAHMATH** • **WEST : PATH WAY**

Reserve Price	Rs. 25,10,000/- (RUPEES TWENTY FIVE LAKHS TEN THOUSAND ONLY)
Earnest Money Deposit	Rs. 2,51,000/- (RUPEES TWO LAKHS FIFTY ONE THOUSAND ONLY)

The Earnest Money Deposit shall be deposited on or before. 08-09-2026 upto 5.00 p.m
Details of EMD and other documents to be submitted to service provider on or before 08-09-2026 upto 5.00 pm.
Date up to which documents can be deposited with Bank is 08-09-2026 upto 5.00 pm

For further details, contact Sri. RAJAN P Chief Manager/Authorised Officer, Kerala Grameena Bank, REGIONAL OFFICE KANNUR 2, (Mob. No. 9400999968) or Sri/Smt. MADHUMITHA JAYARAJ Branch in Charge, (Mob No.:9400999468), e-mail id: rokn2@kgb.bank.in or the service provider (M/s C1 India Pvt. Ltd), (Contact No. +91 7418281709 / 0124-4302000 Email: support@bankeauctions.com

Date: 09-07-2026 **AUTHORISED OFFICER**
Place: KANNUR **KERALA GRAMEENA BANK**

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 18-07-2026

1.	Name and Address of the Secured Creditor	:	Kerala Grameena Bank, **CHAVASSERY Branch**
2.	Name of the Mortgagor (s)		**T SASIDHARAN**
3.	Name and Address of the Borrower(s)/Guarantor(s)	:	**T SASIDHARAN (CUST ID: 490797449; MAIN HOLDER), S/O ANDY, SHWETHANJALI, AVILAD, ULIYIL (PO), KANNUR (Dt) – 670702**
4.	Total Liabilities as on 18-07-2026	:	1. **HLG -** 46815324000624**– Rs. 5,39,463.53/-**(plus further interest and charges from **13-07-2026)**
5.	a. Mode of Auction b. Details of Auction Service Provider c. Portal of e auction d. Date & Time of Auction	: : : :	E-auction **M/s C1 India Pvt. Ltd, 301, 1st Floor, Udyog Vihar-II, Gurgaon, Haryana -122015** **https://www.bankeauctions.com/** **15-09-2026 (11.00.am to 12.30 pm)** (with unlimited extension of 5 min. duration each till the conclusion of the sale)
6.	Reserve Price	:	As per Sale Notice
7.	Inspection of the Property		01-09-2026 10am to 5pm

8. **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 property can be inspected, with Prior Appointment with Authorized Officer on the dates mentioned in Sale Notice.

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. The intending bidders shall deposit Earnest Money Deposit (EMD) of **Rs. 2,51,000/- (RUPEES TWO LAKHS FIFTY ONE THOUSAND ONLY)** being 10% of the reserve price, by way of DD favoring Authorised Officer, Kerala Grameena Bank. **CHAVASSERY Branch** OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Kerala Grameena Bank, **CHAVASSERY Branch**, IFSC – KLGB0040468, Account Number 404681013050114 on or before 08-09-2026, 05.00 PM

e. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 08-09-2026 upto 5.00 p.m. to Kerala Grameena Bank, **CHAVASSERY Branch** by hand or by email.

i. Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
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. Bidders Name, Contact No., Address, E-Mail Id.
iv. Bidder's A/c. details for online refund of EMD.

a. 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** (Contact No. +91 7418281709 / 0124-4302000 **,** email- **support@bankeauctions.com)**
b. EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
c. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples 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 favor of the successful bidder, subject to confirmation of the same by the secured creditor.

d. The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately on declaring him/her as the successful bidder 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 Authorized Officer without any notice and property shall forthwith be put up for sale again. This amount shall be deposited by way of Demand draft in favour of Authorized Officer, Kerala Grameena Bank, **CHAVASSERY Branch** OR shall be deposited through RTGS / NEFT / Fund Transfer to credit of account of Kerala Grameena Bank, **CHAVASSERY Branch**, A/c. No. 404681013050114, IFSC Code: KLGB0040468.

e. For sale proceeds of Rs. **50,00,000/- (FIFTY LAKH only)** 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.

a. All charges for conveyance, stamp duty / GST registration charges etc., as applicable shall be borne by the successful bidder only.

b. There is no encumbrance in the property to the knowledge of the bank. Successful Bidder is liable to pay all society dues, municipal taxes / panchayath taxes / electricity/ water charges / other charges, duties and taxes whatsoever, including outstanding, if any, in respect of and/or affecting the subject property.

c. Authorized Officer reserves the right to postpone / cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.

d. In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach Kerala Grameena Bank, KANNUR 2 Regional Office or **CHAVASSERY Branch** who, as a facilitating center, shall make necessary arrangements.

e. For further details, contact Sri. RAJAN P Chief Manager/Authorised Officer, Kerala Grameena Bank, REGIONAL OFFICE KANNUR 2, (Mob. No. 9400999968) or Sri/Smt. MADHUMITHA JAYARAJ Branch in Charge/Officer, (Mob No.:9400999468), e-mail id: rokn2@kgb.bank.in or the service provider (M/s C1 India Pvt. Ltd), (Contact No. +91 7418281709 / 0124-4302000 Email: support@bankeauctions.com

SPECIAL INSTRUCTION/CAUTION:

Bidding in the last minutes / seconds should be avoided by the bidders in their own interest. Neither Kerala Grameena 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 : KANNUR 2
Date : 18-07-2026

Authorized Officer
KERALA GRAMEENA BANK

SUBMITTED:
MORTGAGOR: T SASIDHARAN (CHAVASSERY BRANCH)
EM No. EM110422 Dtd 05-03-2024

The total liability linked to the EM is Rs. **5,39,463.53/-**(RUPEES FIVE LAKHS THIRTY NINE THOUSAND FOUR HUNDRED SIXTY THREE AND FIFTY THREE PAISA ONLY**)**. As per latest valuation report done by our SARFAESI VALUER, the market value of land and building in Sy. No. 83/126 with extent of 10 Cents in CHAVASSERI Village is Rs. 25,10,000/- (RUPEES TWENTY FIVE LAKHS TEN THOUSAND ONLY).

As per Cir No. 36/2025 dated 25/02/2025, RO Head CAC is empowered to fix the reserve sale price on loans sanctioned by branches.

Realisable value as per valuation report is Rs. 25,10,000/- (RUPEES TWENTY FIVE LAKHS TEN THOUSAND ONLY). We may fix the Reserve Sale Price for Rs. 25,10,000/- (RUPEES TWENTY FIVE LAKHS TEN THOUSAND ONLY) for conducting the first time sale of EM property through E-auction.

//Recommended and submitted//

Date: 18-07-2026

<u>Sanction Orders of RO Head CAC</u>

Reserve sale price of Rs. 25,10,000/- (RUPEES TWENTY FIVE LAKHS TEN THOUSAND ONLY) shall be fixed for e-auction being conducted for the first time.

Senior Manager　　　　Chief Manager　　　　Regional Manager