

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 **18-01-2024** for recovery of Rs. **3,83,512.12** (plus further interest and charges from 11-01-2024 due to the **KAKKENGAD** Branch of Kerala Grameena Bank from 1. **Sri. AMBROSE P A (CUST ID: 490910057; MAIN HOLDER)**, S/O AUGUSTINE PADIYARAM PARAMBIL HOUSE, VILAKODE, VILAKKODE (PO), KANNUR (Dt) – 670703 ,2. **REMA T M (CUST ID: 490912509; JOINT HOLDER)**, W/O AMBROSE P A, PADIYARAMPARAMBIL, PARAKKANDAM ,VILAKKODE (PO), KANNUR (Dt) – 670703 and 3. **ABDUL SAMAD (CUST ID: 490908066; GUARANTOR)**, S/O HASSAN RAVUTHAR ,VAYALIL VEEDU, PARAKKANDAM, VILAKKODE (PO), KANNUR (Dt) – 670703

Description of the Property	<p>All the part and parcel of the property consisting of 0.0445 Hectares 11 cents of land in the name of Sri. AMBROSE P A in RE SURVEY NUMBER: 63/1 of MUZHAKUNNU village IRITTY taluk within the registration sub-district PERAVOOR of KANNUR District.</p> <p>Bounded:</p> <p><u>As per title deed no. 3823/2000 of SRO PERAVOOR</u></p> <ul style="list-style-type: none"> ● NORTH : PROPERTY OF ISMAIL AND THARUVAI ● EAST : PROPERTY OF ISMAIL ● SOUTH : PROPERTY SOLD BY UMMAKUTTY ● WEST : PROPERTY OF KADHEESUMMA <p><u>As per latest valuation report 25-10-2024</u></p> <ul style="list-style-type: none"> ● NORTH : ROAD ; PROPERTY OF ISMAIL AND THARUVAI ● EAST : PROPERTY OF ISMAIL ● SOUTH : PROPERTY OF KUNHAMINA AND OTHERS ● WEST : PROPERTY OF KADHEESUMMA AND THARUVAI
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Reserve Price	10,44,800/- (Ten lakh fourty four thousand eight hundred only)
Earnest Money Deposit	1,04,480/- (One lakh four thousand four hundred and eighty)

The Earnest Money Deposit shall be deposited on or before. 10-03-2026 upto 5.00 p.m
Details of EMD and other documents to be submitted to service provider on or before 10-03-2026 upto 5.00 pm.
Date up to which documents can be deposited with Bank is 10-03-2026 upto 5.00 pm.

For further details, contact Sri. SREEKANTH T K Chief Manager/Authorised Officer, Kerala Grameena Bank, KAKKENGAD Branch, (Mob. No. 9400999968) or Sri/Smt. MANOJ RAJAN Branch in Charge, (Mob No.:9400999425), e-mail id: rokn2@keralagbank.com or the service provider (M/s C1 India Pvt. Ltd), (Contact No. +91 7418281709 / 0124-4302000 Email: support@bankeauctions.com

Date: 02-02-2026
Place: KANNUR

**AUTHORISED OFFICER
KERALA GRAMEENA BANK**

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 02-02-2026

1.	Name and Address of the Secured Creditor	:	Kerala Grameena Bank, KAKKENGAD Branch
2.	Name of the Mortgagor (s)	:	AMBROSE P A
3.	Name and Address of the Borrower(s)/Guarantor(s)	:	<ul style="list-style-type: none"> • AMBROSE P A (CUST ID: 490910057; MAIN HOLDER), S/O AUGUSTINE PADIYARAM PARAMBIL HOUSE, VILAKODE, VILAKKODE (PO), KANNUR (Dt) – 670703 • REMA T M (CUST ID: 490912509; JOINT HOLDER), W/O AMBROSE P A, PADIYARAMPARAMBIL, PARAKKANDAM ,VILAKKODE (PO), KANNUR (Dt) – 670703 • ABDUL SAMAD (CUST ID: 490908066; GUARANTOR), S/O HASSAN RAVUTHAR ,VAYALIL VEEDU, PARAKKANDAM, VILAKKODE (PO), KANNUR (Dt) – 670703
4.	Total Liabilities as on 02-02-2026	:	1. GHL - 42515324729612 – Rs. 4,16,297.62/- (plus further interest and charges from 10-01-2026
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/ 11-03-2026 (11.00.am to 02.00 pm) (with unlimited extension of 5 min. duration each till the conclusion of the sale)
6.	Reserve Price	:	As per Sale Notice

7. 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. 1,04,480/- (One lakh four thousand four hundred and eighty)** being 10% of the reserve price, by way of DD favoring Authorised Officer, Kerala Grameena Bank, **KAKKENGAD Branch** OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Kerala Grameena Bank, **KAKKENGAD Branch**, IFSC – KLGB0040425, Account Number 404251013050114 on or before 10-03-2026, 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 10-03-2026 upto 5.00 p.m. to Kerala Grameena Bank, **KAKKENGAD 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 Gramenea Bank, **KAKKENGAD Branch** OR shall be deposited through RTGS / NEFT / Fund Transfer to credit of account of Kerala Gramenea Bank, **KAKKENGAD Branch**, A/c. No. 404251013050114, IFSC Code: KLGB0040425.
- e. For sale proceeds of Rs. **10,44,800/- (Ten lakh fourty four thousand eight hundred 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 Gramenea Bank, KANNUR 2 Regional Office or **KAKKENGAD Branch** who, as a facilitating center, shall make necessary arrangements.
- e. For further details, contact Sri. SREEKANTH T K Chief Manager/Authorised Officer, Kerala Gramenea Bank, **KAKKENGAD Branch**, (Mob. No. 9400999968) or Sri/Smt. MANOJ RAJAN Branch in Charge/Officer, (Mob No.:9400999425), e-mail id: rokn2@keralagbank.com 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 Gramenea 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 : 02-02-2026

Authorized Officer
KERALA GRAMEENA BANK

Head Office: Malappuram
KGB TOWERS, AK ROAD, MALAPPURAM,
KERALA
 Phone:0483 2734332
 Email: kgbho@keralagbank.com

REGIONAL OFFICE: KANNUR 2
KGB TOWER, PALLIKUNNU,KANNUR
 Phone:0490-243303, Mob:9400999968
 Email: rokn2@keralagbank.com