

Annexure – VIII to Cir. 23/2014

KERALA GRAMIN BANK**Head Office: Malappuram****SALE NOTICE****SALE NOTICE OF MOVABLE/IMMOVABLE PROPERTIES BY eAUCTION UNDER****RULES 8(6) & 9 OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002**

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 holding public auction.

1. Name and address of the Secured creditor: Kerala Gramin Bank, **CHITTARIKKAL** Branch.
2. Name and address of the borrower: **(a)** Sri. SHAJAN JOSEPH, S/O JOSEPH PONAT,
PONAT HOUSE, CHITTARIKKAL (PO),
KASARGOD (Dt) – 671326(Main Holder & Mortgagor)
(b) V J JOSEPH ,S/O JOSEPH,VANISSERIL
CHITTARIKKAL(PO),
KASARAGOD (Dt)671326 (CO-OBLIGANT)
(C) M C JOSEPH,S/O CHERIYAN,MADUKKAKAL,
MALLUKUNNU,CHITTARIKKAL (PO),
KASARAGOD (Dt) 671326 (GUARANTOR)
3. Total liabilities as on **02-12-2024** : Rs.12,35,911.54 /- + Interest and Charges.
4. (a) Date & time of Auction : **16-01-2025**, 11.00 AM to 2.00 PM.
(b) Place of e-Auction : M/S.C1 India Pvt. Ltd.,301, 1st Floor, Udyog Vihar–II,
Gurgaon, Haryana – 122015,
Web site: <https://www.bankeauctions.com>
5. Details of property/ies : **10 Cents** of land and all other things attached thereto in Survey. No.1/1A in **Chittarikkal** village of **Vellarikund** Taluk in Kasaragod district.

Boundaries

NORTH : PROPERTY OF PONATTU BIJON
EAST : PROPERTY OF NELLUMKUZHI GEORGE
SOUTH : PROPERTY OF VALSAMMA
WEST : PROPERTY OF PONATU DIJON PRIVATE ROAD

6. Reserve Price : Rs.19,64,000/- (Rupees Nineteen Lakh Sixty four Thousand Only.)

7. Other terms and conditions.

a. The property/ies will be sold in "AS IS WHERE 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 7(d) below.

b. The property/ies will not be sold below the Reserve Price.

c. The property can be inspected on 16-12-2024 to 06-01-2025, between 11 AM and 4 PM.

d. The intending bidders shall deposit Earnest Money Deposit (EMD) of Rs.1,96,400/- (Rs. One Lakh Ninety Six Thousand Four Hundred Only) being 10% of the Reserve Price, by way of DD favouring Authorised Officer, Kerala Gramin Bank, CHITTARIKKAL Branch or NEFT/RTGS to account number 405951013050114, IFS code KLGB0040595 on or before 13-01-2025 at 3.30 PM.

e. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.

f. The successful bidder shall deposit 25% of the sale price (inclusive of the 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.

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

h. Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reasons thereof. For further details RO: R&L Wing/Branch, Phone:9400999871/9400999955/9400999595) may be contacted during office hours on any working day.

Place : Kasaragod.
Date : 02-12-2024.

Authorised Officer
Kerala Gramin Bank

Annexure – IX to Cir. 23/2014

KERALA GRAMIN BANK

Head Office: Malappuram

COVERING LETTER TO SALE NOTICE

Ref.No.13/ROKSD/RL&FP/595Br/40595131002494,59515324911712,

40595131005640/SARFAESI/SN71/2024.

02-12-2024.

To,

- (a) SHAJAN JOSEPH, S/O JOSEPH PONAT, PONAT HOUSE, CHITTARIKKAL (PO),
KASARGOD (Dt) – 671326 (MAIN HOLDER & MORTGAGOR)
- (b) V J JOSEPH ,S/O JOSEPH,VANISSERIL
CHITTARIKKAL (PO), KASARAGOD(Dt)671326 .(CO-OBLIGANT)
- (C) M C JOSEPH,S/O CHERIYAN,MADUKKAKAL,MALLUKUNNU
CHITTARIKKAL (PO),KASARAGOD (Dt)671326.(GUARANTOR)

Dear Sir,

Sub: Notice Issued in terms of section 13(4) (d) 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.

As you are aware, I on behalf of Kerala Gramin Bank,CHITTARIKKAL Branch have taken possession of the assets described in Schedule of Sale Notice annexed hereto in terms of Sec.13(4) of the subject Act in connection with outstanding dues payable by you to our CHITTARIKKAL branch of Kerala Gramin 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 terms and conditions of the Sale. You are hereby given a last and final opportunity to discharge the liability in full as stated in the Sale Notice enclosed within 30 days from the date of this Notice, and reclaim the assets which have been possessed by the Bank, failing which the assets will be sold as per the terms and conditions set out in the sale Notice.

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 Gramin Bank

Encl : Sale Notice