

- 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 GRAMIN BANK, KARUKACHAL BRANCH,PALAKUNNEL BUILDING, KARUKACHAL (P.O) ,KOTTAYAM (DT) - 686540
2	Name of the Mortgagor	:	Smt. Leela S W/o Sadasivan
3	Name and address of the borrower	:	1. Smt. Leela S W/o Sadasivan, Ajayabhavan,Nedumkunnam (P.O), Kottayam-686542, 2. Sri. Anilkumar S S/o Sadasivan Ajayabhavan,Nedumkunnam (P.O), Kottayam-686542
	Total liabilities as on 30-10-2025	:	Rs.9,73,540/- (as on 30-10-2025 plus further interest and charges from 16-10-2025)
5	a) Date & time of Auction	:	11-12-2025, 10 AM to 02 PM (with unlimited extension of 5 min. duration each till the conclusion of the sale)
	b) Website platform for Auction	:	https://sarfaesi.auctiontiger.net
6	Details of property/ies	:	2.02 Ares of property in Sy.No. 111/30-3 of Karukachal Village of Changanassery Taluk within Karukachal SRO and Kottayam district belonging to Smt. Leela S. Bounded on the North : Road on the East : Property of Ponappan on the South : Property of Balachandran on the West : Road
7	Reserve price	:	Rs.12,81,000/-(Rupees Twelve Lakhs Eighty One 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 on **08-12-2025** between **10 AM to 4 PM**
- The intending bidders shall deposit Earnest Money Deposit (EMD) of Rs.1,28,100/- (Rupees One Lakh Twenty Eight Thousand and One Hundred Only) being 10% of the reserve price, by way of DD favouring Authorised Officer, Kerala Gramin Bank,Regional Office, Kottayam OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Kerala Gramin Bank Karukachal Branch, IFSC-**KLGB0040584**, Account Number-**405841013050114** on or before **08-12-2025**, 4 pm
- 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 TDS etc. 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

10	Auction Service Provider	M/s. e-Procurement Technologies Limited-Auction Tiger B-704, Wall Street-II,Opp.Orient Club,Nr.Gujarat College,Ellis Bridge,Ahmedabad-380006 Gujarat(India)
11	Website	https://sarfaesi.auctiontiger.net

For further details, Authorised Officer, KGB RO Kottayam (94009 99848) / Karukachal Branch (94009 9584) /HO RL& FP Wing (94009 99020) / auction service provider (+917418281709/0124-4302000) may be contacted during office hours on any working day.

Place : Kottayam
Date : 30-10-2025

Authorised Officer
Kerala Gramin Bank