

ONLINE E-AUCTION SALE OF ASSET
KOTAK MAHINDRA BANK LIMITED
 REGISTERED OFFICE: 27 BKG, C-2, G BLOCK, BANDRA KURLA COMPLEX, BANDRA (E) MUMBAI MAHARASHTRA, PIN CODE-400 051 BRANCH OFFICE: 185, 2nd Floor, Mount Road, Anna Salai, Chennai 600 006

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 UNDER RULE 8(5) READ WITH PROVISOR TO RULE 8 (6) OF THE SECURITY INTEREST (ENFORCEMENT) RULE, 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 PROPERTY MORTGAGED/CHARGED TO THE SECURED CREDITOR, THE POSSESSION OF WHICH HAS BEEN TAKEN BY THE AUTHORIZED OFFICER OF PNB HOUSING FINANCE LIMITED (HEREINAFTER REFERRED TO AS "PNBHL") ON 22/03/2019 AND PURSUANT TO THE ASSIGNMENT OF DEBT IN FAVOUR OF KOTAK MAHINDRA BANK LIMITED BY "PNBHL", THE PROPERTY WILL BE SOLD ON "AS IS WHERE IS", "AS IS WHAT IS", AND "WHATEVER THERE IS" BASIS ON 19.02.2024 BETWEEN 12:00 PM TO 01:00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES, FOR RECOVERY OF Rs. 83,80,847.67/- (Eighty Three Lac Eighty Thousand Eight Hundred Forty Seven and Sixty Seven Paise) AS OF 7/9/2017 ALONG WITH FUTURE INTEREST APPLICABLE FROM 8/9/2017 UNTIL PAYMENT IN FULL WITH COST AND CHARGES UNDER THE LOAN ACCOUNT NO.NHL/COC/06/16294973 & NHL/COC/06/16313523.DUE TO KMBL, SECURED CREDITOR FROM MR. RAMNATH MURUGESAN CHETTIAR, MR. MURUGESAN CHETTIAR, Mrs. LAKSHMI AMMAL NAINAR CHETTIAR, Mrs. PRIYA RAMNATH PRABATHI AGENCIES. THE RESERVE PRICE WILL BE Rs.43,00,000/- (Rupees Forty Three Lakhs Only) AND THE EARNEST MONEY DEPOSIT WILL BE RS. 4,30,000/- (RUPEES FOUR LAKH THIRTY THOUSAND ONLY). LAST DATE OF SUBMISSION OF EMD WITH KYC IS 17.02.2024 UP TO 6:00 PM. (IST)

PROPERTY DESCRIPTION - All that piece and parcel in 07.20 Acres in Re. sy. No. Old sy. No. 1271/1, 1272/2 in Block No. 82 of Kottayam Village, Kottayam Taluk, Kottayam District. **BOUNDARIES**- EAST-Road and Property of Kottayam Municipality, WEST-Property of M. Ramnath, NORTH-Property of M. Ramnath and Mrs. Lakshmi Ammal Nainar Chettiar, SOUTH-Property of Kankaranthipatti and M. Ramnath. **SCHEMATIC**-Property of M. Ramnath and Mrs. Lakshmi Ammal Nainar Chettiar, SOUTH-Property of Kankaranthipatti and M. Ramnath.

FOR FURTHER DETAILS AND CONDITIONS OF THE SALE, PLEASE REFER TO THE LINK [HTTPS://WWW.KOTAK.COM/MBANK/AUCTIONS.HTML](https://www.kotak.com/mbank/auctions.html) PROVIDED IN KOTAK MAHINDRA BANK WEBSITE I.E. WWW.KOTAK.COM/AND/OR/HTTPS://BANKAUCTIONS.IN/

PLACE: KERALA DATE: 25.01.24 AUTHORIZED OFFICER: KOTAK MAHINDRA BANK LIMITED

pnb Housing Finance Limited
 Regd. Office:- 9th Floor, Arun Prakash Bhavan, 22, K G Marg, New Delhi-110001.
 Phons:- 011-23357171, 23357172, 23705414. Website: www.pnbhousing.com

POSESSION NOTICE (FOR IMMOVABLE PROPERTY/IES)

Whereas the undersigned being the Authorised Officer of the PNB Housing Finance Ltd. under the Securitisation and Reconstruction of Financial Assets & in compliance of Rule 8(1) of Enforcement of Security Interest Act, 2002, and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued demand notice/s on the date mentioned against each account calling upon the respective borrower/s to repay the amount as mentioned against each account within 60 days from the date of notice/s/date of receipt of the said notice/s. The borrower/s having failed to repay the amount, notice is hereby given to the borrower/s and the public in general that the undersigned has taken possession of the property/ies described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said Rules on the dates mentioned against each account.

The borrower/s in particular and the public in general is hereby cautioned not to deal with the property/ies and any dealing with the property/ies will be subjected to the charge of PNB Housing Finance Ltd. for the amount and interest thereon as per loan agreement.

The borrower/s attention is invited to provisions of Sub-section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.

Sl. No.	Loan Account Number	Name of the Borrower/Co-Borrower/Guarantor	Date of Demand Notice	Amount Outstanding	Date of Possession Taken	Description of the Property/ies Mortgaged
1.	HOU/TRI/0216/268 515,NHL/TR/03/16 721/02/03 NHL/ TR/1117450426, B.O.: Trivandrum	Mr. Vargheese Antony & Mrs. Livya Vargheese	09-05-2022	Rs. 39,96,988.13/- (Rupees Thirty Nine Lakhs Ninety-Six Thousand Nine Hundred Eighty Eight and Thirteen Paise Only) as on 09-05-2022	20-01-2024 (Physical Possession)	All that piece and parcel of the Property having an extent of 1.30 Acres in Re Sy No. 174/12, Vadakkuzhappally Village, Kottam Taluk, Kollam, Kerala, 691011, which is bounded by East: Property of Francis, North: Road, West: Property of Surentran, South: Property of Michael & Thomas (As per Deed).
2.	HOU/TRI/0517/386 262, B.O.: Trivandrum	Mr. Haris S & Mr. Safudheen A	25-07-2018	Rs. 31,87,496.13/- (Rupees Thirty One Lakhs Eighty-Seven Thousand One Hundred Ninety-Six and Thirteen Paise Only) as on 25-07-2018	22-01-2024 (Physical Possession)	All that piece and parcel of the Property having an extent of 1.89 Acres in Re Sy No. 329/10, Thazhuthala Village, Kollam, Kerala, 691589, which is bounded by East: Property of Subair, North: Property of Varaman Achut, West: Property of Sunathi, South: Panchayath Road (As per Deed).
3.	HOU/COC/0121/8 51410, B.O.: Cochin	Mr. Rajpal AA & Mrs. Rajini Joy	16-08-2023	Rs. 27,67,111/- (Rupees Twenty-Seven Lakhs Sixty-Seven Thousand One Hundred Eleven Only) as on 16-08-2023.	19.01.2024 (Symbolic Possession)	All that piece and parcel of the property having an extent of 2.63 Acres with building in Sy No 959/11A/2/4, Velloorkunnam Village, Muvattupuzha Taluk, Ernakulam, Kochi, Ernakulam, Kerala, 686673, bounded by East: Property of Basil George, North: Property of Kiliyani, South: 10th wide Private Road and West: Property of Rafeeq (As per Title deed).

Place: Trivandrum / Cochin, Dated: 19.01.2024
 Authorized Officer, (M/s PNB Housing Finance Ltd.)

GEO FINANCIAL SERVICES
 Pallical Road, Palluruthy, Cochin -682006

AUCTION NOTICE

The gold ornaments pledged at our company under the below mentioned loan number are not being either released or renewed till date with payment of complete dues after the maturity date despite repeated reminders and registered letters sent by the company. These ornaments will be publicly auctioned as per the schedule given below.

Head Office	000201105700000035	00020501400000006
Thirissur Sakthan	00050102600002829	00050102500003563
00050103100003105	00050102500004228	00050102500004307
00050102500004314	00050102500004314	00050102500004325
00050501700000006		
Kunnathangadi	00060102500002426	00060103100002914
00060103100003060	00060103100002887	00060103100003123
00060102500003247	00060103100002694	00060103100003166
00060103100003049	00060102500002223	00060102500004312
00060102500004402	00060102500003748	00060102500003364
00060102500004508	00060104400005359	
Perumbilisseri	00040102500001899	00040102500001970
00040102500001980	00040102500001837	00040102500002364
00040102500002300	00040102500002254	00040102500002083
00040102500002195	00040102500001997	00040102500002000
00040102500002239	00040102500002845	00040102500002907
00040104100001928	00040102500002912	00040102500002936
00040102500002741	00040104300002942	00040102500002949
00040102500002948	00040102500002995	00040501700000001
Wadakkanchery	00070102500000778	00070102500000778
00070102500000782	00070102500000963	00070102500001049
0007010250001055	0007010250001088	
Thiroor	00080102500000544	00080102500000545
00080102500000544	00080102500000592	00080102500000574
00080102500000612	00080103100000113	00080102500000586
00080102500000689	0008010250000697	00080102500000603
00080102500000898	00080102500000941	00080102500000953
00080102500000952	00080104300000957	

This notice states that the last date and time for releasing the gold ornaments or renewal of accounts will be on 28.01.2024, 02.00 pm.

Auction Place: Regional Office, Geo Financial Services, Ring Road, Near Pattalam Market, Thirissur
Auction Date: 29.01.2024 & Time: 03.00 pm

The bidders are requested to produce PAN Card, KYC. Change in the auction location or the time of auction will be displayed on concerned auction places before auction date.

GRIHUM HOUSING FINANCE LIMITED
 (FORMERLY KNOWN AS POONAWALLA HOUSING FINANCE LTD)
 Registered Office: 602, 6th Floor, Zero One IT Park, Sr. No. 79/1, Ghorpadi, Mundhwa Road, Pune - 411036

APPENDIX IV (See rule 8(1)) POSSESSION NOTICE (For Immovable Property)

Whereas, the undersigned being the Authorised Officer of Grihuma Housing Finance Limited (formerly known as Poonawalla Housing Finance Limited) changed to Grihuma Housing Finance Limited with effect from 17 Nov 2023 (Previously known as Magma Housing Finance Limited and originally incorporated with name of GE Money Housing Finance Public Unlimted Company) herein after referred as Secured Creditor of the above Corporate/ Register office under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred as the "said Act") and in exercise of the powers conferred under Section 13 (12) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued a demand notice below dated calling upon the below Borrowers to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, notice is hereby given to the borrowers and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/ her under Section 13 (4) of the said Act read with Rule 8 of the said Rules of the Security Interest Enforcement Rules 2002 on 31-12-2023. The borrowers in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of secured Creditor the amount and interest thereon. The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets. Details of Property taken in possession are herein below.

Sr. No.	Name of Borrowers	Description of Property	Possession taken Date	Date of statutory Demand Notice	Amount in Demand Notice (Rs.)
1.	GOPI SARANYA G. POTHUMANI SELVARAJ,	All That Piece And Parcel Of Natham Survey No.512, New Natham Survey Number: 804/26, Ward No.9, Middle Street, Perumalagowden Patti, B. Ammapatti Village, Bodinayakanur, Uthamapalayam Taluk, Theni-625228 Adm.864 Sq.Ft. City Of Theni, Temple, Tamil Nadu-625228 East By:- House Of Mr Rajagopal, West By:- 15ft North South Street, North By:- House Of Mr Gaudavar And Lane, South By:- House Of Perumal And Commonlane.	20/01/2024	07/10/2023	Loan No. HF/0494/H/20/100023 Rs. 2089865.40/- (Rupees Twenty Lakh EightyNine Thousand Eight Hundred SixtyFive Paise Four Only) payable as on 07/10/2023 along with interest @ 16 p.a. till the realization.
2.	SELVAMANI K. UMA MAHESWARI	All That Piece And Parcel Of R. Sf No:173/21 & 173/20, 1/105, Agaram Village, Kalukarkadi Revenue, Thirupavanam (Tk), Sivangangai (Dt) Adm.1399 Sq.Ft. City Of Sivanganga, Govt School & Grama Savadi, Tamil Nadu-630611 East By:- Grama Savadi (Rural Booth), West By:- House Of Mrs. Gowri, North By:- Lands Of Mrs. Leela & 7th Common Pathway, South By:- 14 Ft East West Street.	20/01/2024	06/11/2023	Loan No. HM/0126/H/18/100051 Rs. 1023566.77/- (Rupees Ten Lakh TwentyThree Thousand Five Hundred SixtySix Paise Seventy-Seven Only) payable as on 06/11/2023 along with interest @ 14 p.a. till the realization.

Place: Madurai Date: 25.01.2024
 Sd/- Authorised Officer
 Grihuma Housing Finance Limited,
 (Formerly known as Poonawalla Housing Finance Limited)

IndiaRF India Resurgence ARC Private Limited 3rd Floor, Unit No.304, Piramal Tower, Peninsula Corporate Park, Lower Parel, Mumbai-400013

APPENDIX IV - [PROVISOR TO RULE 8(6)& 9(1)]

30 DAYS PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES

E-auction sale notice for sale of Immovable Property under SARFAESI Act, 2002 read with proviso to rule 8(6) of Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to borrowers and guarantors, details whereof are mentioned below, that the below described Immovable Property mortgaged/charged to the India Resurgence ARC Private Limited (India RF/Secured Creditor), the Physical Possession of which has been taken by the Authorised Officer of India RF/Secured Creditor on 05-10-2019 will be sold on 28-02-2024 "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS" as per the brief particulars mentioned in the schedule.

S. No.	Name of the Account/ Borrowers/ Guarantors	Name of the owner of the property	Nature of Possession and date	*Outstanding Amount (as on Current Date) & Date of Demand Notice	**Known encumbrances if any
1	A/c No.HCFKOC/LB/00000848561 and A/c No.HCFKOC/LB/000008080194 M/s. JIS International Exports Private Limited, Mr. Dominic Sebastian, Ms. Geena Dominic, M/s.Alliance Maritime Private Limited	M/s. Alliance Maritime Private Limited Mr. Dominic Sebastian	Constructive Possession 05-10-2019	INR 8,55,31,14/- (Indian Rupees Eight Crore Fifty Five Lakh Thirty One Thousand one Hundred and Fourteen Only) as on 31-12-2023) and Demand Notice dated 31-08-2018	Nil

Details of property: SCHEDULE-1:- District: Ernakulam; Sub-District: Kuzhupilly; Taluk: Kochi; Firka: Elamkunnapuzha; Village: Kuzhupilly; Muri: Munambom; Panchayat: Pallipuram; Ward: 1 (One); Tenure: Pandarapattom; Block No: 1 (one); Resurvey No.: 84/15, 84/16, 84/17, 250/40, Old Survey No.: 3/3/1, 1/2, 1/1-A, 1/1A-2, 3/3/1/46, 3/3/1/47, 76/18/1. Extent (In Cents): 59,500 (Fifty Nine Point Five Zero Zero) (In Acres): 24.399 Acres (Twenty Four Point Three Nine Nine); Panchayat: Pallipuram.

DESCRIPTION OF THE PROPERTY:- All those pieces and parcels of property, totaling to 59,500 cents (Fifty Nine Point Five Zero Zero), made up of 9 cents (04.04 ares) of property comprised in Resurvey No. 84/15 in Block (Old Survey No. 3/3/1 and 1/2) of Kuzhupilly Village by the third and sixth among us, as per sale deed No.5970/1985 of Paravur Sub Registrar's Office and sale deed No. 1700/1985 of Kuzhupilly Sub Registrar's Office. And 10 Cents (4.05 Acres) of property comprised in Resurvey No. 84/16 in Block (Old Survey No. 1/1A and 1/2) of Kuzhupilly Village as per Sale Deed No. 3702/2005 Kuzhupilly Sub Registrar's Office. And - an extent of 25 cents (1.102 Acres) comprised in Resurvey 84/17 (Old Survey No. 1/1 - A, 1/2) on the Northern side of the 59 cents 800 square links now remaining in Schedule B to the partition deed No.4436/2004 of Kuzhupilly Sub Registrar's Office, out of the 1 acre 97 cents of property jointly purchased by the first, fifth, fourth and second respectively among us as per sale deed No.589/1972 and partitioned among themselves as per partition deed NO. 4436/2004 of Kuzhupilly Sub Registrar's Office And 15,300 cents (6.207 Acres) on the western side, out of the 40 cents of property comprised in Block 1, Resurvey No. 250/40 (Old Survey No.3/3/1/46, 3/3/1/1A/47and 76/18/1) of Kuzhupilly Village as per sale Deed No. 1705/1979 of Paravur Sub Registrar's Office together with the right to the 4.5 meters wide road, starting from the PWD road and ending on the scheduled property and lying East - West on the Northern side and the 4.7 meters wide road lying on the south eastern sides of the whole property. **BOUNDARIES: East:** Property of Olattupath P.P George and 4.7 Meters wide Road, **West:** Property of Francis, Mathew, Thomas, Raphael, Joy, Paul, Joshi, and 4.5 Meters wide Road and mortgaged property of Dominic Sebastian, **North:** River and 4.5 meter Wide Road, **South:** Properties of Olattupath O.P Mathew, O.P. Thomas, O.P. Raphael, O.P. Joy, O.P. Paul, O.P. Joshi, Puthuserry P.S. babu and Deepa.

SCHEDULE No.2:- District: Ernakulam, Sub-District: Kuzhupilly, Taluk: Kochi; Firka: Elamkunnapuzha; Village: Kuzhupilly; Muri: Munambom; Panchayat: Pallipuram; Ward: 1 (one); Tenure: Pandarapattom; Old Survey No.: 1/1B; Block No.: 1 (one); Resurvey No.: 84/19 (Eighty Four/Nineteen); Extent: 12,500 cents (Twelve Point Five Zero Zero); 5.06 (Five point Zero Six).

DESCRIPTION OF THE PROPERTY:- All those parcels of property, totaling to 12,500 Cents (Twelve Point Five Zero Zero) corresponding to 5.06 Acres (Five point zero six) comprised in Resurvey No. 84/19 in Block 1 (Old Survey No. 1 / 1 - B) of Kuzhupilly Village out of the 62 cents purchased by Olattupath Paily as per sale deed No. 276/1971 of Kuzhupilly Sub Registrar's Office, and devolved on the parties one to six herein as per relinquishment deeds No. 1504/2005 and 1544/2005 of Kuzhupilly Sub Registrars Office, together with the right to the 4.5 meter wide road on the northern side of the property, lying East - West. **BOUNDARIES: East:** Property of Olattupath family, **West:** Vypin - Munambom Road, Shrine, **North:** 4.5 Meter Wide Road and Shrine, **South:** Properties of Olattupath P.P Mathew, O.P. Thomas, O.P. Raphael, O.P. Joy, O.P. Paul, O.P. Joshi, Puthuserry P.S. babu and Deepa.

Item No.2 Schedule and Boundaries are as per the registered Document No.2272 of 2008.

Reserve Price (INR): Rs.5,75,00,000/- (Rupees Five Crore Seventy Five Lakh Only)

EMD: Rs.57,50,000/- (Indian Rupees Fifty-Seven Lakh Fifty Thousand Only)/ Bid Increase Amount: Rs.1,00,000/- (Rupees One Lakh Only)

Last date of submission of bid: 27-02-2024 (5 P.M.); Date/Time of e-Auction: 28-02-2024 10 A.M-11 A.M

*Together with further interest as applicable, incidental expenses, costs, charges, etc. incurred up to the date of payment and realisation thereof.
 **other than the encumbrances mentioned in the table above, there are no encumbrances on the Immovable property to the best of knowledge of Authorised Officer of Secured Creditor. The intending bidders should do their own independent diligence regarding the encumbrances, title of the Immovable Property. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues.

TERMS & CONDITIONS

- E-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 & process before taking part in the e-Auction sale proceedings.
- The property & property documents can be inspected, with prior appointment with Authorized Officer on or before the date for e-Auction mentioned.
- The Immovable property will not be sold below the Reserve Price (RP) and accordingly the participating bidders are invited to bid more than the RP and may enhance their offer further during auction process as specified by the agency conducting the auction i.e. M/s.C1 India Private Ltd.
- The interested bidders before the last date & time of submission of the Bid shall submit their Earnest Money Deposit (EMD) to Elexa Resolution Advisors LLP, duly authorised service provider of India RF at their office at 601, 6th Floor, Time Towers, Sector 28, MG Road, Gurgaon, Haryana-122002 through Demand Draft/NEFT/RTGS/PAY ORDER in favor of "India Resurgence ARC Trust IV", HDFC Bank Limited, Account Number- 5750000341064, IFSC Code: HDFC0000600 payable at Mumbai. Please note that the Cheques shall not be accepted as EMD amount.
- Interested bidder shall submit copy of the following documents with the Authorised Officer Mr. V. K.Yunus Mohammed, E-mail id: vk.yunusmohammed@indiarf.com and for further details can contact Mr. SATHYA D, E mail id: sathya@elexa.co.in (8838696319). Copy of Demand Draft/RTGS/NEFT/ PAY ORDER details towards EMD amount. a) Self-attested photocopies of KYCs and address proof such as PAN Card, Voter ID Card/ Driving License/ Passport/ Aadhar Card etc. b) Bidders Name, Contact No., Address, e-mail id. c) Bidder's account details for online refund of EMD.
- Post registration (one time) by the bidder, the interested bidder may upload the details of aforementioned documents on the Web Portal.
- The intending bidders should register their names at portal <https://www.bankeauctions.com> and get their User ID and password free of cost. It shall be the obligation of the prospective bidder to avail online training on E-Auction from the agency conducting the auction/service provider namely M/s.C1 India Private Ltd, Chennai and Contact Person: M Prabhakaran : 07419281709, email: mprab@india.com and for any property related query may contact Authorised Officer: Mr V. K Yunus Mohammed and for further details can contact Mr. SATHYA D, E mail id: sathya@elexa.co.in (8838696319) during the working hours from Monday to Saturday. Neither the Authorised Officer/Secured Creditor nor the agency conducting auction shall be liable for any Internet Network problem and the interested bidders to ensure that they are technically well equipped for participating in the e-Auction event.
- Only buyers holding valid KYC, address proof, user ID/ Password and confirmed payment of EMD through any of the mode mentioned above in favor of "India Resurgence ARC Trust IV", Bank Account No: 5750000341064, IFSC Code: HDFC0000600 shall be eligible for participating in the e-Auction process.
- During the Online Inter-se Bidding, bidder can improve their bid amount as per the "Bid Increase Amount" (as indicated by the agency conducting the auction namely M/s.C1 India Private Ltd) or its multiples. In case bid is placed during the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes (each time till the closure of e-Auction process), otherwise, it'll automatically get closed. The bidder who submits the highest bid amount (not below the Reserve Price) on the closure of the e-Auction process shall be declared as the highest bidder by the agency holding auctions. The Authorised Officer post verification of the documents and other information shall thereafter declare such highest bidder as successful bidder and shall confirm the sale in his favour subject to confirmation by the Secured Creditor.
- The EMD of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The EMD shall not bear any interest.
- The successful bidder shall immediately pay 25% of the amount of sale price (inclusive of the earnest money already deposited) on the same day or not later than next working day from the date of confirmation of sale in favor of Secured Creditor in the account as mentioned hereinabove. The balance 75% of the sale price shall be paid on or before 15th day of confirmation of sale.
- In the case of default of payment within the prescribed time mentioned above, the amounts deposited by the purchaser shall be forfeited by the Secured Creditor and the property shall be resold by the Secured creditor. All the claims and rights over the property of the defaulting purchaser shall stand forfeited.
- Once the terms of the payments mentioned above have been complied, the Authorised Officer shall issue certificate of sale of the immovable property in favor of the purchaser.
- The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fees etc. and all the statutory/ non-statutory dues, taxes, rates, assessment charges, fees etc. owing to anybody in relation to the property.
- The Authorized Officer in its sole discretion may accept or reject any bid, adjourn/postpone/cancel the e-Auction without any prior notice and without assigning any reason thereof.
- The bidders are advised to go through the detailed Terms & Conditions of e-Auction Process available on the web portal of <https://www.bankeauctions.com>, before submitting their bids and taking part in the e-Auction.
- Special Instructions: Bidding in the last moment should be avoided. Neither the Secured Creditor nor Service provider will be responsible for any technical lapse/ power or internet failure etc. In order to avoid such contingent situations bidders are requested to ensure that they are technically well equipped and have all alternatives such as power supply back-up etc., so that they are able to circumvent such situation and are able to participate in the online Inter-se Bidding, successfully.
- Notwithstanding anything to the contrary contained hereinabove, if the borrower has paid the outstanding amount along with future interest computable till the date of payment in full any time before the date of publication of this notice for public auction, in such an event in terms of section 13 (8) of SARFAESI Act, 2002, the Secured Creditor shall not transfer the Secured Assets by way of lease, assignment or sale.

Date: 23-01-2024, Place: Ernakulam
 Sd/- Authorised Officer, India Resurgence ARC Private Limited

Opinion, Insight Out



Opinion, Monday to Saturday

To book your copy, sms reaches to 57575 or email order@bsmail.in

Business Standard
 Insight Out