



Kosamattam Finance Limited

Regd. Office Kottayam.

Head Office, Kosamattam City Centre,
Floor No.4th & 5th, T B Road, Kottayam-1.
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TENDER CUM AUCTION SALE NOTICE OF IMMOVABLE PROPERTIES

Tender cum Auction Sale Notice of immovable properties as per Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

The Authorized Officer of the Company has taken possession of the immovable properties, more fully described in the schedule hereunder. The immovable properties more fully described in the Schedule hereunder will be sold by way of Tender cum Auction on “as is where is,” “as is how is” and “as is what is” condition to recover the dues to the Sreekaryam (Now at Pongummoodu) branch of the Company for **Rs. 1,51,26,896/- (Rupees One Crore Fifty One Lakh Twenty Six Thousand Eight Hundred and Ninety Six Only)** as on 01/02/2023 with further interest and costs from 01/02/2023 from the borrower Mr. P Jayaseelan S/o Parameswaran Achari, T C-3/1385, Golden View, Kesavadasapuram, Pattom P O, Thiruvananthapuram- 695004, co-borrower P Krishnachandran S/o Parameswaran Achari, Rathina Bhavan, Manamboor, Kavalayoor P O, Thiruvananthapuram-695144 and Guarantor B Padmakumar S/o Bhaskaran Pillai, T.C. 2/3060, Padmalayam, West Pattom P O, Thiruvananthapuram-695004, on **22/03/2023** at Alamcode Branch of Kosamattam Finance Limited, Door No. AMC/12/322, N H Road, Alamcode, Thiruvananthapuram-695102 at **12.30 PM** subject to the following terms and conditions and those published in the official website of the Company www.kosamattam.com.

Property No.1. Reserve Price : Rs.42,00,000/- (Rupees Forty Two Lakh Only)
Earnest Money Deposit : Rs. 42,000/- (Rupees Forty Two Thousand Only)

Property No.2. Reserve Price : Rs.68,00,000/- (Rupees Sixty Eight Lakh Only)
Earnest Money Deposit : Rs. 68,000/- (Rupees Sixty Eight Thousand Only)

Min. Hike amount for Auction : Rs. 10,000/- (Rupees Ten Thousand Only)

Last Date and Time for receipt of Sealed Tender with DD for EMD : On or before 22/03/2023 at 11.00 AM at Kosamattam Finance Limited, Alamcode Branch

Date, Time and Place for opening Tenders and Auction : 22/03/2023 at 12.30 PM at Alamcode Branch

Schedule of immovable properties

1. Land admeasuring 26.00 Ares (64.00 Cents) under in Block No.21 under R Sy No.191/13-1 (Old Sy.No.108/1-30) of Vettikkavala Village, Kottarakkara Taluk, Kollam Dt together with all buildings, existing and/or to be constructed thereon in future owned by P Jayaseelan S/o Parameswaran Achari, T.C. 3/1385, Golden View, Kesavadasapuram, Pattom P O, Thiruvananthapuram- 695004 as per the Sale Deed No.1559/2015 dated 29/07/2015 of Kottarakkara ASRO.

Boundaries as per Location Sketch: East : Property of Mathewkkutty
South : Panchayath Road
West : Panchayath Road
North : Property of Kunjeli and Baby

2. Land admeasuring 4.41 Ares (11.00 Cents) of land with commercial building in Block No.18, under R Sy No.250/27-1 (Old Sy.No.3172/A, 3172/B, 3173) of Manamboor Village, Varkala Taluk, Thiruvananthapuram Dt together with all other buildings, existing and/or to be constructed thereon in future owned by P Krishna Chandran S/o Parameswaran Achari, Rathina Bhavan, Manamboor, Kavalayoor P O, Thiruvananthapuram-695144 as per the Settlement Deed No.390/2015 dated 24/04/2015 (Regd. on 25/04/2015) of Kavalayoor SRO

Boundaries as per Location Sketch: East : PWD Road
South : Property of Arunkumar and Abdul Latheef
West : Property of Appukkuttan Nair
North : Property of Sabu, Vairavan and others

Encumbrances : NIL

OTHER TERMS AND CONDITIONS

- 1) The particulars furnished regarding the secured assets are stated to the best of information of the Company and the Company will not be answerable for any error, misstatement or omission.
- 2) The proposed Tenderers shall read and understand the terms and conditions mentioned in the Tender Sale Notice which is published by the Company at its Regional Offices/Head Office, Pongummoodu / Alamcode branches and other branches and also visit the scheduled properties and satisfy as to its area, boundaries etc., ownership, title, encumbrances, statutory approvals, measurements etc. The Company shall not entertain any dispute regarding the Tender Process or the scheduled property after participating in the sale.
- 3) Interested Tenderers shall produce a copy of any valid photo identity/address proof, in case, the tenderer is participating on authorization, he should produce the ID proof of himself and the Tenderer.
- 4) All amounts payable regarding the sale including EMD shall be paid by of DD drawn in favour of “Kosamattam Finance Limited payable at Kottayam/RTGS. **If it is RTGS pay on or before 21/03/2023. Account No.0037073000002650, IFSC No.SIBL0000037, South Indian Bank, Kottayam Main.**
- 5) Interested Tenderers shall submit Demand Draft for the EMD at Kosamattam Finance Limited, HO, Kottayam along with the Tender in a sealed cover before **11.00 A.M on 22/03/2023** and obtain receipt for the same.
- 6) The Right of entry to the place of sale will be restricted to the Tenderers who have submitted the Tender letter and EMD in a sealed cover within the stipulated time or within such time as may be decided by the Authorized Officer at his sole discretion..
- 7) The Authorized Officer has got right to cancel/postpone the Auction without assigning any reason whatsoever. Further, the Authorized Officer shall have the discretion to accept, reject or return any or all the Tenders already submitted and the Company will not entertain any claim or representation in that regard from the Tenderers.
- 8) The Sealed Tenders will be opened by the Authorized Officer on **22/03/2023 at 12.30 PM**. Any Tender received quoting a price below the Reserve Price will be rejected outright.
- 9) After opening the tenders, The Tenderers who are present may be given an opportunity at the discretion of the Authorized Officer to have inter se bidding among themselves to enhance their offer price.
- 10) The Successful Tenderer should pay 25% of the bid amount (less EMD) immediately on receipt of bid acceptance letter and the balance 75 % amount within 15 days of the sale, failing which the entire amount paid digitally by the Tenderer shall be forfeited by the Authorized Officer, without any notice and the sale will be cancelled and the property will be brought to sale again. However, in desirable cases the time may be extended at the sole discretion of the Authorized Officer.
- 11) The Sale is subject to the confirmation of the Authorized Officer, who shall have the right to cancel the sale also notwithstanding that the successful Tenderer has remitted the 25% of the Sale Amount. Further, the sale is also subject to the confirmation by the Secured Creditor.
- 12) On the sale being confirmed and on receipt of the entire sale proceeds by Authorized Officer, the successful Tenderer will be issued with a Sale Certificate as per the terms and conditions of the Company and the SARFAESI Act. The Successful Tenderer should pay all the existing dues etc., to the Government/Local Authorities including charges/fees payable for registration of Sale certificate such as registration fees, Stamp duty etc., as applicable as per law.
- 13) The Authorized Officer or the Company will not be responsible for any charge, lien, encumbrance, property tax or any dues to the Government or anybody in respect of the properties under sale.
- 14) The Successful Tenderer shall pay all Taxes/Electricity/Water/Sewerage Charges or any other charges demanded by any authority after acceptance of the bid, even if it pertains to previous periods.
- 15) The Successful Tenderer shall, at his cost, get the Electricity/Water/Sewerage connection etc. and any other common services in his name.
- 16) The Authorized Officer has obtained EC/Search report regarding the property from 01/01/2015 to 10/12/2021
- 17) For any further information and for inspection of the properties, the intended Tenderers may contact the Authorized Officer or Regional Manager, Kosamattam Finance Limited, Regional Office, Pongummoodu, Thiruvananthapuram or Alamcode Branch during working hours.
- 18) This may be treated as notice to the borrower/co-borrowers informing them that the properties will be sold if the entire dues to the Company being **Rs. 1,51,26,896/- (Rupees One Crore Fifty One Lakh Twenty Six Thousand Eight Hundred and Ninety Six Only)** as on 01/02/2023 with interest from 01/02/2023 and other costs and charges is not remitted on or before the date fixed for sale.

Place: Kottayam
Date : 21/02/2023.

Sd/-
AUTHORIZED OFFICER
Kosamattam Finance Limited