



Kosamattam Finance Limited

Regd. Office Kottayam.

Head Office,
Kosamattam City Centre, Floor No.4th & 5th
T B Road, Kottayam-686001.
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Ph: 0481- 2586400, 9447599339

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 Chengannur branch of the Company for Rs. **2,48,45,856/-** as on **10/09/2022** with further interest and penal interest from 10/09/2022 at contracted rate and costs from Mr. K Balan S/o Kesavan, Karthikeya Sadanam, Kalluvarambu, Thittamel, Chengannur P O, Alappuzha-689121, Co-borrower/Guarantor Shaini Balan W/o K Balan, Karthikeya Sadanam, Kalluvarambu, Thittamel, Chengannur P O, Alappuzha-689121 and V G Ajish S/o Gopalakrishnan, Valiyakulathumpattu, Kalluvarambu, Chengannur P O, Alappuzha-689121, the co-borrowers, on **03/10/2022** at Kosamattam Finance Limited Chengannur Branch, Ayyappas Buildings, Engineering College Road, opposite to Federal Bank, Chengannur at **2.00 PM** subject to the following terms and conditions and those published in the official website of the Company www.kosamattam.com and this matter is hereby informed to the public in general and specially, the borrower/co-borrower/guarantor.

Property No.1. Reserve Price : Rs.2,15,00,000/- (Rupees Two Crore Fifteen Lakh Only)
Earnest Money Deposit : Rs.2,15,000/- (Rupees Two Lakh Fifteen Thousand Only)
Min. Hike amount for Auction: Rs.10,000/- (Rupees Ten Thousand Only)

Property No.1. Reserve Price : Rs.35,00,000/- (Rupees Thirty Five Lakh Only)
Earnest Money Deposit : Rs.35,000/- (Rupees Thirty Five 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 03/10/2022 at 1.00 PM at Chengannur Branch of Kosamattam Finance Limited, Ayyappas Buildings, Engineering College Road, opposite to Federal Bank, Chengannur. If the EMD is remitted through RTGS, pay on or before 01/10/2022 to the credit of Account No.0037073000002650, IFSC No.SIBL0000037, South Indian Bank, Kottayam Main

Date, Time and Place for opening Tenders and Auction: 03/10/2022 at 2.00 PM at Chengannur Branch

Schedule of immovable properties

1. Land admeasuring 16.19 Ares (40.00 cents) of land with residential and commercial buildings in Block No. 3 under R. Sy No.137/3-1 (Old Sy.No.247/1A, 247/1B/1,2,3,4,5) of Puliyoov Village, Chengannur Taluk, Alappuzha Dt together with all buildings existing thereon owned by K Balan S/o Kesavan, Karthikeya Sadanam, Kalluvarambu, Thittamel, Chengannur P O, Alappuzha-689121 as per the Sale Deeds No.1034/2013 dated 25/04/2013 and 1573/2015 dated 15/07/2015 of Chengannur

Boundaries as per Location Sketch: East : P W D Road ; South : Property of Madhavan and Bhaskaran; West : Property of Sasidharan; North : Property of Sudhakaran

2. Land admeasuring 7.54 Ares (2.07+5.47), 18.63 Cents of residential land in Block No.17 under R. Sy No. 269/7-3, 269/6 (Old Sy.No.68/2, 97/2 B, 96/3A2) of Mulakkuzha Village, Chengannur Taluk, Alappuzha Dt together with all buildings existing thereon owned by K Balan S/o Kesavan, Karthikeya Sadanam, Kalluvarambu, Thittamel, Chengannur P O, Alappuzha-689121 as per the Sale Deed No.1552/2013 dated 26/06/2013 of Chengannur SRO.

Boundaries as per Location Sketch: East : Property of Puthenpurackal; South : Property of Kunchachan; West : Panchayath Road, Property of Kunjachan; North : Property of Shibu Bhavan

Other 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/Chengannur branch 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 01/10/2022 to the credit of 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 **1.00 PM on 03/10/2022** 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 **03/10/2022 at 2.00 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 29/04/2022 and it contains no encumbrance.
- 17) For any further information and for inspection of the properties, the intended Tenderers may contact the Authorized Officer or Chengannur Branch of Kosamattam Finance Limited, Ayyappas Buildings, Engineering College Road, opposite to Federal Bank, Chengannur 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. 2,48,45,856/-** (Rupees Two Crore Forty Eight Lakh Forty Five Thousand Eight Hundred and Fifty Six Only) with further interest and penal interest from 10/09/2022 at contracted rate and other costs and charges is not remitted on or before the date fixed for sale

N.B: For Tender cum Auction Terms and Conditions and Tender Forms: Visit our website www.kosamattam.com or our branches / Regional Office / Head Office

Place: Kottayam
Date : 12/09/2022.

Sd/-
AUTHORIZED OFFICER
Kosamattam Finance Limited