



Kosamattam Finance Limited

Regd. Office Kottayam.

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

Authorised Officer's Details:

Mr.Tommy Augustine, Chief Manager, HR Department, Head Office, Kosamattam Finance Limited,
Kosamattam City Centre, Floor No.4 & 5, T B Road, Kottayam -686001
Contact Nos. 0481-2586521, 9947612848, E-mail ID: legal@kosamattam.com

NOTICE OF SALE THROUGH PRIVATE TREATY

SALE OF IMMOVABLE ASSETS CHARGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002. (SARFAESI ACT)

The undersigned as Authorized Officer of the Kosamattam Finance Limited has taken over possession of the schedule property (ies) u/s 13 (4) of the SARFAESI Act.

Public at large and in particular to the Borrower (s), Mortgagor (s) and Guarantor (s) are informed that the secured property (ies) as mentioned in the Schedule are available for sale through Private Treaty, as per the terms agreeable to the Company for realisation of Company's dues Rs.3,46,11,554/- along with further interest and penal interest from 10/03/2024 at the contracted rate of interest and penal interest and costs from the borrowers Mr. K Balan S/o Kesavan, Karthikeya Sadanam, Kalluvarambu, Thittamel, Chengannur P O, Alappuzha-689121, 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 in lieu of the loans availed from Chengannur Branch of Kosamattam Finance Limited on "As is where is", "As is what is", "Whatever there is" basis. Prospective Purchaser is requested to submit application/offer amount not less than the reserve price to the Company in the BID Letter published in the website of the company along with this notice of sale through Private Treaty along with the demand draft or bank receipt for digital remittance to the Authorised Officer.

As per section 13(5A) of Enforcement of Security Interest Rules under SARFAESI ACT 2002, where the sale of the said immovable properties fails and is postponed for want of a bid for an amount not less than such reserve price, it shall be lawful for any officer of the secured creditor, if so authorized by the secured creditor in this behalf, to bid for the immovable property on behalf of the secured creditor

Property No.1. Reserve Price : Rs.1,25,00,000/- (Rupees One Crore Twenty Five Lakh Only)
EMD : Rs. 12,50,000/- (Rupees Twelve Lakh Fifty Thousand Only)

Property No.2. Reserve Price : Rs.20,00,000/- (Rupees Twenty Lakh Only)
EMD : Rs. 2,00,000/- (Rupees Two Lakh Only)

EMD remittance account details : Kosamattam Finance Limited, A/c No.0037073000002650, IFSC:SIBL0000037
With South Indian Bank Limited, Kottayam main or Demand Draft.

Schedule of Immovable properties under sale

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 Puliyoor Village, Chengannur Taluk, Alappuzha Dt together with existing commercial building and house buildings 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 SRO

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 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

Standard terms & conditions for sale of property through Private Treaty are as under:

1. Sale through Private Treaty will be on “AS IS WHERE IS BASIS” , “AS IS WHAT IS BASIS” and “WHATEVER THERE IS”
2. The purchaser will be required to deposit 25% of the sale consideration including the EMD on the next working day of receipt of Company's acceptance offer for purchase of property and the remaining amount within 15 days thereafter.
3. The purchaser has to deposit 10% of the offered amount along with application which will be adjusted against 25% of the deposit to be made as per clause (2) above.
4. Failure to remit the amount as required under clause (2) above, will cause forfeiture of amount already paid including 10% of the amount paid along with the application.
5. In case of non-acceptance of offer of purchase of the schedule property by the Company, the amount of 10% paid along with the application will be refunded without any interest.
6. The schedule property is being sold with all existing and future encumbrances whether known or unknown to the Company. The Authorised Officer/Secured Creditor shall not be responsible in any way for any third-party claims/rights/dues.
7. The purchaser should conduct due diligence on all aspects related to the property (under sale through private treaty) to his satisfaction. The purchaser shall not be entitled to make any claim against the Authorised Officer/Secured Creditor in this regard at a later date.
8. The Company reserves the right to reject any offer of purchase of the scheduled properties without assigning any reason.
9. In case of more than one offer, the Company will accept the highest offer or conduct inter-se auction among the interested purchasers.
10. The interested parties may contact the Authorised Officer for further details/ clarifications and for submitting their application.
11. The purchaser has to bear all stamp duty, registration fee, and other expenses, taxes, duties in respect of purchase of the property and execution and registration of Sale Certificate in favour of the purchaser.
12. **Sale through Private Treaty** shall be in accordance with the provisions of SARFAESI Act/Rules.

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

Place: Kottayam

Date : 19/07/2025

Sd/-

Authorised Officer

Kosamattam Finance Limited