



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 COMPANY 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. 3,43,99,967/-** with further interest at the contracted rate from 09/03/2024 and other costs from the borrowers Good News for Asia, Church Road, Mananthadam, Puthencruz P O, Ernakulam – 682308, the borrower, Rev. K Jacob Mathai Alias K J Mathai, S/o K V Jacob, Kochukarunattil House, Church Road, Mananthadam, Puthencruz P O, Ernakulam-682308, Lizamma Mathai W/o Rev. K Jacob Mathai, Kochukarunattil House, Church Road, Mananthadam, Puthencruz P O, Ernakulam- 682308 and Albert Lindsay S/o Late P J Joseph, Puthupparambil House, Melukavu P O, Kottayam- 686652, in lieu of the loans availed from Mazhuvannur Branch of Kosamattam Finance Limited on “As is where is”, “As is what is”, “Whatever there is” basis.

Prospective Purchaser is requested to submit bid letter/offer for not less than the reserve price to the Company in the BID Letter/Application published in the website of the company along with this Notice of Sale through Private Treaty along with the demand draft in the name of company or bank receipt for digital remittance to the Company.

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 and the bid will be confirmed in its favour.

Reserve Price for items (1) and (2) : Rs.1,25,00,000/- (Rupees One Crore Twenty Five Lakh Only)

Earnest Money Deposit : Rs. 12,50,000/- (Rupees Twelve Lakh Fifty Thousand Only)
EMD remittance account details : Kosamattam Finance Limited, A/c No.0037073000002650, IFSC:SIBL0000037
With South Indian Bank Limited, Kottayam main or Demand Draft favouring
Kosamattam Finance Limited payable at Kottayam.

Schedule of Immovable properties under sale through Private Treaty

1.Land admeasuring 04.21 Ares (10.403 Cents) of land with building under Block No.38, R Sy No. 546/2-3-2 (Old Sy.No.923/6B) of Puthencruz Village, Kunnathunadu Taluk, Ernakulam Dt. owned by M/s. Good News for Asia, as per the Exchange Deed No. 2631/2009 dated 19/08/2009 of Puthencruz SRO

Boundaries :East: Panchayath Road, South: Property of Babu Maleril, West: Property of Babu Maleril, North: Property of Albert Lindsay.

2.Land admeasuring 08.09Ares (20.00 cents) of land with residential /commercial building under Block No.38, R. Sy. 546/2/3/2/2 (Old Sy.No.923/6B) of Puthencruz Village, Kunnathunadu Taluk, Ernakulam Dt. owned by Albert Lindsay as per the Sale Deed No. 4022/2015 dated 07/08/2015 of Puthencruz SRO

Boundaries :East : Panchayath Road; South: Property of Good News for Asia;West : Property of Good News for Asia and Babu Maleril; North : Private Mud Road

Other Encumbrances : NIL

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.
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10. In case of more than one offer, the Company will accept the highest offer or conduct inter-se auction among the interested purchasers.
11. The interested parties may contact the Authorised Officer for further details/ clarifications and for submitting their application.
12. 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 2002 Rules.

N.B: For detailed Terms and Conditions and Bid Letter: Visit our website www.kosamattam.com or Contact Head Office/ Authorised Officer.

Place: Kottayam

Date : 25/07/2025

Sd/-

Authorised Officer

Kosamattam Finance Limited