

Detailed Terms and conditions for sale of immovable secured assets as per the sale notice dated 18.12.2024

1	Name and Address of the secured creditor	DHANLAXMI BANK LTD. Hospital Road Branch, Ernakulam "Bio- Arcade", Layam Road, Ernakulam, Kerala – 682011 Regional Office : Ernakulam Corporate Office : Thrissur
2	Name and Address of the borrower(s)	M/s Bio Life Proprietor Mr K K Mathew Reg. Office, C.C.64/5438, 64/5439, Cosmo Tower, Avenue-2Road, Kathrikadavu, Kaloor, Ernakulam - 682 017 And M/s Midas Life Care Rep by Mr. Deepu Mathew, Managing Partner TC 1/2032(3), Kumarapuram, Vakkom, Medical College P O Thiruvananthapuram, Kerala - 695011
3	Name and Address of the guarantor(s)	1.Mr. K K Mathew 60/1099, Kachappilly House, Centenary Road, CRRA - 6, Kaloor, Ernakulam - 682 017 2. Mr. Deepu Mathew 60/1099, Kachappilly House Centenary Road,CRRA – 6, Kaloor, Ernakulam - 682 017 3. Mrs. Annie Mathew 60/1099, Kachappilly House Centenary Road,CRRA – 6, Kaloor, Ernakulam - 682 017 4. Mrs. Sreeja K R 60/1099, Kachappilly House Centenary Road, CRRA – 6, Kaloor, Ernakulam - 682 017 5. Mr. Ravi K A Sreebhavan Kudilil House, Kizhakkambalam P. O, Kizhakkambalam, Ernakulam - 683 562
4	Complete description of the Secured Asset/s to be sold	<u>Item No. 1:</u> A total extent of 3.30 Ares (Extent of 1.59 Ares of land in Re. Sy. No. 287/11/7 and 1.71 Ares of land in Re. Sy. No.287/12/8) at Karukutty Village, Aluva Taluk, Ernakulam District in the name of Smt. Sreeja as per Sale Deed No. 918/2019 of SRO Angamali and all improvements and incidence therein with the following boundaries. <u>Boundaries:</u> East : Property of Paul, Valooran South : Property of K I Jose West : Pathway having 5 mtrs width North : Property of Dabadeesh Chakravarthi <u>Item No. 2:</u> A total extent of 8.62 Ares (Extent of 1.52 Ares of land in Re. Sy. No.289/6/2, 3.21 Ares of land in Re. Sy. No. 289/6/1, 0.01 Ares of land in Re. Sy. No.289/7/8, 0.20 Ares of land in Re. Sy. No. 289/5/4 and 3.68 Ares of land in Re. Sy. No.289/7/11) at Karukutty Village, Aluva Taluk, Ernakulam District in the name of Smt. Sreeja as per Sale Deed No. 917/2019 of SRO Angamali and all improvements and incidence therein with the following boundaries. <u>Boundaries:</u> East : Drainage South : Property of Biju Philip etc West : Pathway having 5 mtrs width North : Pathway having 5 mtrs width

Item No. 3:

A total extent of 5.46 Ares (Extent of 2.82 Ares of land in Re. Sy. No. 289/1/11, 2.14 Ares of land in Re. Sy. No. 289/4/8 and 0.50 Ares of land in Re. Sy. No. 289/1/10) at Karukutty Village, Aluva Taluk, Ernakulam District in the name of Shri. Mathew K K as per Sale Deed No. 916/2019 of SRO Angamali and all improvements and incidence therein with the following boundaries.

Boundaries:

East : Property of Biju Philip
South : Drainage
West : Property of Thomson Sunny
North : Pathway having 5 mtrs width

Item No. 4:

Extent of 2.42 Ares of land in Sy. No. 253/1 at Elamkulam Village, Kanayannoor Taluk, Ernakulam District and the building bearing Door No.36/554 of Kochi Corporation in the name of Shri. Mathew K K as per Sale Deed No. 488/1991 of SRO Ernakulam and all improvements and incidence therein with the following boundaries.

Boundaries:

East : Pathway
South : Pathway
West : Properties of George
North : Properties of George & Antony

Item No. 5:

A total extent of 17.06 Ares (Extent of 0.64 Ares of land in Sy. No. 286/15-4, 0.98 Ares of land in Re. Sy. No. 289/10-5, 13.86 Ares of land in Re. Sy. No.289/12-2 and 1.58 Ares of land in Re. Sy. No.289/11-3) at Karukutty Village, Aluva Taluk, Ernakulam District in the name of Smt. Annie Mathew as per Sale Deed No. 390/2020 of SRO Angamali and all improvements and incidence therein with the following boundaries.

Common Boundaries of both 0.98 Ares in Re. Sy. No. 289/10-5 & 0.64 Ares in Sy No. 286/15-4 as per Location Certificate and Location Sketch dt 02.03.2020 issued by Village Officer, Karukutty:

East : Property of Biju Philip
South : Property of Sreeja Kachapilly
West : 5m wide road
North : Property of Biju Philip

Common Boundaries of both 13.86 Ares in Re. Sy. No. 289/12-2 & 1.58 Ares in Re. Sy No. 289/11-3 as per Location Certificate and Location Sketch dt 02.03.2020 issued by Village Officer, Karukutty:

East : Thodu
South : Pathway 7m wide and Thodu
West : Property of Biju Philip
North : Property of Kunjumol

Item No. 6:

A total extent of 2.67 Ares (Extent of 0.77 Ares of land in Sy. No. 287/12-6, 1.66 Ares of land in Re. Sy. No. 287/13-6 and 0.24 Ares of land in Re. Sy. No.287/14-7) at Karukutty Village, Aluva Taluk, Ernakulam District in the name of Smt. Sreeja as per Sale Deed No. 391/2020 of SRO Angamali and all improvements and incidence therein with the following boundaries.

Boundaries:

East : Property of Sisily Parapilly
South : Property of Gireesh Karuthedath
West : 5m wide road
North : Property of Sisily Parapilly

Item No. 7:

A total extent of 2.67 Ares (Extent of 0.09 Ares of land in Sy. No. 287/11-3, 0.14 Ares of land in Re. Sy. No. 287/10-3, 1.89 Ares of land in Re. Sy. No.287/12-10 and 0.55 Ares of land in Re. Sy. No.287/12-7) at Karukutty Village, Aluva Taluk, Ernakulam District in the name of Mr. K K Mathew as per Sale Deed No. 392/2020 of SRO Angamali and all improvements and incidence therein with the following boundaries.

Boundaries:

East : 5m wide road
South : Property of Sisily Parapilly
West : Property of Gireesh Karuthedath
North : Property of Biju Philip

Item No. 8:

A total extent of 50.79 Ares (Extent of 43.30 Ares of land in Sy. No. 329/2B and 7.49 Ares of land in Sy. No.329/3) at Kalloorkad Village, Muvattupuzha Taluk, Ernakulam District in the name of Shri. Ravi as per Partition Deed No. 397/2004 of SRO Kalloorkad and all improvements and incidence therein with the following boundaries.

Boundaries as per Location Plan dt 07.05.2014 issued by Village Officer, Kalloorkad:

East : Property of Joseph
South : Property of Balakrishnan
West : Vazhi and Property of Mathai
North : Property of Mathai

Item No. 9:

Extent of 2.70 Ares of land in Re. Sy. No. 287/17-8 at Karukutty Village, Aluva Taluk, Ernakulam District in the name of Shri. Deepu Mathew as per Sale Deed No. 699/1/2017 of SRO Angamaly and all improvements and incidence therein with the following boundaries.

Boundaries:

East : Pathway having 5 mtrs width
South : Property of Adheena Printo
West : Own Property
North : Property of Pankajakshan

Extent of 2.70 Ares of land in Re. Sy. No. 287/17-7 at Karukutty Village, Aluva Taluk, Ernakulam District in the name of Shri. Deepu Mathew as per Sale Deed No. 700/1/2017 of SRO Angamaly and all improvements and incidence therein with the following boundaries.

Boundaries:

East : Own Property
South : Property of Adheena Printo
West : Pathway having 5 mtrs width
North : Property of Joy

Item No. 10:

A total extent of 2.91 Ares (Extent of 0.18 Ares of land in Re. Sy. No. 287/16/11, 2.33 Ares of land in Re. Sy. No. 288/3/3 and 0.40 Ares of land in Re. Sy. No.288/6/8) at Karukutty Village, Aluva Taluk, Ernakulam District in the name of Shri. Deepu Mathew as per Sale Deed No. 556/1/2014 of SRO Angamali and all improvements and incidence therein with the following boundaries.

Boundaries as per Location Plan dt 06.06.2014 issued by Village Officer, Karukutty:

East : Pathway
South : Property of Biju Philip and others
West : Property of Deepu Mathew
North : Pathway

A total extent of 2.65 Ares (Extent of 0.15 Ares of land in Re. Sy. No. 288/2/6 and 2.50 Ares of land in Re. Sy. No. 288/3/2) at Karukutty Village, Aluva Taluk, Ernakulam District in the name of Shri. Deepu Mathew as per Sale Deed No.569/1/2014 of SRO Angamali and all improvements and incidence therein with the following boundaries.

Boundaries as per Location Plan dt 06.06.2014 issued by Village Officer, Karukutty:

East : Pathway
South : Property of Biju Philip and others
West : Property of Devasikutty
North : Pathway

Item No. 11:

A total extent of 3.47 Ares (Extent of 0.81 Ares of land in Re. Sy. No. 288/5/6 and 2.66 Ares of land in Re. Sy. No. 288/5/7) at Karukutty Village, Aluva Taluk, Ernakulam District in the name of Shri. Deepu Mathew as per Sale Deed No. 696/1/2017 of SRO Angamali and all improvements and incidence therein with the following boundaries.

Boundaries:

East : Pathway having 5 mtrs width & Property of Deepu & Sunilkumar
South : Property of Devassy Valookkaran
West : Property of Devassy Valookkaran
North : Pathway having 5 mtrs width

A total extent of 2.67 Ares (Extent of 1.32 Ares of land in Re. Sy. No. 288/4/4, 0.16 Ares of land in Re. Sy. No. 288/10/8 and 1.19 Ares of land in Re. Sy. No. 288/5/8) at Karukutty Village, Aluva Taluk, Ernakulam District in the name of Shri. Deepu Mathew as per Sale Deed No. 697/1/2017 of SRO Angamali and all improvements and incidence therein with the following boundaries.

Boundaries:

East : Pathway having 5 mtrs width & Property of Deepu
South : Property of Devassy Valookkaran
West : Property of Devassy Valookkaran
North : Property of Deepu Mathew

A total extent of 2.53 Ares (Extent of 1.22 Ares of land in Re. Sy. No. 288/3/5, 0.76 Ares of land in Re. Sy. No. 288/10/7, 0.15 Ares of land in Re. Sy. No. 288/6/9 and 0.40 Ares of land in Re. Sy. No. 288/4/3) at Karukutty Village, Aluva Taluk, Ernakulam District in the name of Shri. Deepu Mathew as per Sale Deed No. 698/1/2017 of SRO Angamali and all

		<p>improvements and incidence therein with the following boundaries.</p> <p><u>Boundaries:</u> East : Pathway having 5 mtrs width South : Property of Deepu Mathew West : Property of Devassy Valookkaran North : Property of Deepu Mathew</p> <p><u>Item No. 12:</u> A total extent of 5.97 Ares (Extent of 1.23 Ares of land in Re. Sy. No.289/8/6, 1.39 Ares of land in Re. Sy. No. 289/7/10, 0.33 Ares of land in Re. Sy. No.289/10/7, 2.50 Ares of land in Re. Sy. No. 289/8/7 and 0.52 Ares of land in Re. Sy. No.289/8/11) at Karukutty Village, Aluva Taluk, Ernakulam District in the name of Smt. Sreeja as per Sale Deed No. 919/2019 of SRO Angamali and all improvements and incidence therein with the following boundaries.</p> <p><u>Boundaries:</u> East : Pathway having 5 mtrs width South : Pathway having 5 mtrs width & Property of Biju Philip etc West : Pathway having 5 mtrs width &Property of Biju Philip etc North : Property of Bijoy K Joy and Biju Philip etc</p>
5	Details of encumbrances, if any known to the secured creditor on the above Secured Asset/s	Nil
6	Total secured debt for recovery of which the property is to be sold	<p>₹6,00,26,054.16 (Rupees Six Crore Twenty Six Thousand Fifty Four and Paise Sixteen Only) as on 30.11.2024 plus interest there on from 01.12.2024 at applicable interest p.a. with monthly rests together with costs and expenses incurred thereon till realization in loan account no's 005510100000231 and 005560700000047 of M/s Bio Life</p> <p>And</p> <p>₹1,38,54,983.01 (Rupees One Crore Thirty Eight Lakh Fifty Four Thousand Nine Hundred Eighty Three and Paise One Only) as on 30.11.2024 plus interest there on from 01.12.2024 at applicable interest p.a. with monthly rests together with costs and expenses incurred thereon till realization in loan account no's 005510100000298, 005552600000110 & 005560700000011 of M/s Midas Life Care</p>
7	Date and time of auction	07.02.2025, Friday between 10.00 AM & 04.00 PM (with auto extension clause of bid in last 5 minutes before closing)
8	Reserve Price of the immovable secured asset	<p>For Item No.1: The reserve price will be ₹15,00,000/00 (Rupees Fifteen Lakh Only)</p> <p>For Item No. 2: The reserve price will be ₹36,50,000/00 (Rupees Thirty Six Lakh Fifty Only)</p> <p>For Item No. 3: The reserve price will be ₹25,00,000/00 (Rupees Twenty Five Lakh Only)</p> <p>For Item No. 4: The reserve price will be ₹1,16,00,000/00 (Rupees One Crore Sixteen Lakh Only)</p> <p>For Item No. 5: The reserve price will be ₹76,00,000/00 (Rupees Seventy Six Lakh Only)</p> <p>For Item No. 6: The reserve price will be ₹12,00,000/00 (Rupees Twelve Lakh Only)</p>

		<p>For Item No. 7: The reserve price will be ₹12,00,000/00 (Rupees Twelve Lakh Only)</p> <p>For Item No. 8: The reserve price will be ₹25,50,000/00 (Rupees Twenty Five Lakh Fifty Thousand Only)</p> <p>For Item No. 9: The reserve price will be ₹25,00,000/00 (Rupees Twenty Five Lakh Only)</p> <p>For Item No. 10: The reserve price will be ₹25,00,000/00 (Rupees Twenty Five Lakh Only)</p> <p>For Item No. 11: The reserve price will be ₹39,00,000/00 (Rupees Thirty Nine Lakh Only)</p> <p>For Item No. 12: The reserve price will be ₹27,00,000/00 (Rupees Twenty Seven Lakh Only)</p>
9	Earnest Money Deposit (EMD) payable	<p>For Item No.1: The earnest money deposit will be ₹1,50,000/00 (Rupees One Lakh Fifty Thousand Only)</p> <p>For Item No. 2: The earnest money deposit will be ₹3,65,000/00 (Rupees Three Lakh Sixty Five Thousand Only)</p> <p>For Item No. 3: The earnest money deposit will be ₹ 2,50,000/00 (Rupees Two Lakh Fifty Thousand Only)</p> <p>For Item No. 4: The earnest money deposit will be ₹11,60,000/00 (Rupees Eleven Lakh Sixty Thousand Only)</p> <p>For Item No. 5: The earnest money deposit will be ₹7,60,000/00 (Rupees Seven Lakh Sixty Thousand Only)</p> <p>For Item No. 6: The earnest money deposit will be ₹1,20,000/00 (Rupees One Lakh Twenty Thousand Only)</p> <p>For Item No. 7: The earnest money deposit will be ₹1,20,000/00 (Rupees One Lakh Twenty Thousand Only)</p> <p>For Item No. 8: The earnest money deposit will be ₹2,55,000/00 (Rupees Two Lakh Fifty Five Thousand Only)</p> <p>For Item No. 9: The earnest money deposit will be ₹2,50,000/00 (Rupees Two Lakh Fifty Thousand Only)</p> <p>For Item No. 10: The earnest money deposit will be ₹2,50,000/00 (Rupees Two Lakh Fifty Thousand Only)</p> <p>For Item No. 11: The earnest money deposit will be ₹3,90,000/00 (Rupees Three Lakh Ninety Thousand Only)</p> <p>For Item No. 12: The earnest money deposit will be ₹2,70,000/00 (Rupees Two Lakh Seventy Thousand Only)</p>
10	Last date of submission of bids and EMD	06.02.2025, Thursday before 4.00 P M
11	Mode of payment of amounts	Demand Draft in favour of Dhanlaxmi Bank Ltd, Hospital Road Branch, Ernakulam, OR through RTGS/NEFT/Fund Transfer to credit of account of Dhanlaxmi Bank Ltd, Hospital Road Branch, Ernakulam A/c No. 005517700000049, IFSC Code: DLXB0000055
12	Mode of auction	Online Electronic Bidding (E-auction)

13	Portal of E-auction	https://www.bankauctions.in
14	Details of the auction service provider (with phone no., e-mail id etc.)	M/s.4Closure, Hyderabad. Contact person - Mr. T. Jaya Prakash Reddy Mob No.+91 8142000064 / Email id: prakash@bankauctions.in / info@bankauctions.in

14. Other terms and Conditions of sale

- The e- auction shall be subject to the conditions prescribed in SARFAESI Act/Rules 2002, terms and conditions mentioned hereunder and also as per the general terms and conditions of e-auction.
- The sale shall be on "As is where is", "As is what is", and "Whatever there is" basis.
- Auction / bidding shall only through “**Online Electronic Bidding**” through the website <https://www.bankauctions.in> Bidders/Tenderers are advised to go through the website for detailed terms and take part in the E-auction sale proceedings.
- The intending bidders/tenderers should register their names at portal <https://www.bankauctions.in> and get their User ID and password free of cost. Also, prospective bidders/tenderers may avail online training on E- auction from M/s.4Closure, Hyderabad (Vendor), Contact person Mr. T. Jaya Prakash Reddy Mob No.+91 8142000064 / Email id: prakash@bankauctions.in / info@bankauctions.in
- The intending participants of the e-Auction may download copies of sale notice, terms and conditions of e-auction, help manual on operational part of e-Auction and process compliance form related to this e-auction from the above mentioned website of service provider, (ie), <https://www.bankauctions.in>
- The aforesaid secured assets will not be sold below the Reserve price.

The intending bidders/Tenderers are required to pay,

Earnest money deposit of ₹1,50,000/00 (Rupees One Lakh Fifty Thousand Only) for Item No. 1

Earnest money deposit of ₹3,65,000/00 (Rupees Three Lakh Sixty Five Thousand Only) for Item No. 2

Earnest money deposit of ₹ 2,50,000/00 (Rupees Two Lakh Fifty Thousand Only) for Item No. 3

Earnest money deposit of ₹11,60,000/00 (Rupees Eleven Lakh Sixty Thousand Only) for Item No. 4

Earnest money deposit of ₹7,60,000/00 (Rupees Seven Lakh Sixty Thousand Only) for Item No. 5

Earnest money deposit of ₹1,20,000/00 (Rupees One Lakh Twenty Thousand Only) for Item No. 6

Earnest money deposit of ₹1,20,000/00 (Rupees One Lakh Twenty Thousand Only) for Item No. 7

Earnest money deposit of ₹2,55,000/00 (Rupees Two Lakh Fifty Five Thousand Only) for Item No. 8

Earnest money deposit will be ₹2,50,000/00 (Rupees Two Lakh Fifty Thousand Only) for Item No. 9

Earnest money deposit will be ₹2,50,000/00 (Rupees Two Lakh Fifty Thousand Only) for Item No. 10

Earnest money deposit will be ₹3,90,000/00 (Rupees Three Lakh Ninety Thousand Only) for Item No. 11

Earnest money deposit will be ₹2,70,000/00 (Rupees Two Lakh Seventy Thousand Only) for Item No. 12

equivalent to 10% of the Reserve Price of the property either by way of Demand Draft / a pay order drawn in favour of Dhanlaxmi Bank Ltd, Hospital Road Ernakulam Branch, payable at Ernakulam OR through RTGS/NEFT /Fund Transfer to the credit of the account of Dhanlaxmi Bank Ltd, Hospital Road Ernakulam Branch, A/c No. 005517700000049, IFSC Code: DLXB0000055. The intending bidders / Tenderers shall submit /send their Bids /Tenders along with either the Demand Draft / pay order or payment receipt /

transaction UTR Number evidencing payment of EMD as above to the Authorized Officer, Dhanlaxmi Bank Ltd, Regional Office, Marine Drive, Ernakulam, so as to reach us on or before 06.02.2025 before 04:00 p.m.

- a) EMD amount shall be adjusted in case of the highest/successful bidder/tenderer. EMD deposited by unsuccessful bidders shall be returned/ refunded to them within 7 working days. The EMD shall not carry any interest. The EMD shall be liable for forfeiture without any prior notice, if successful bidder fails to adhere to the terms of sale or time granted, or commit any default in any manner.
- b) Bidders/tenderers are required to comply with KYC norms and provide self-attested KYC documents online as well as offline on or before 06.02.2025, before 04:00 p.m. Genuineness of the KYC documents (PAN Card, ID Proof and Address proof) is the sole responsibility of the bidder/tenderer. Successful bidder shall submit the original KYC documents to the Bank at the time of making payment of the balance 25% of the bid amount and originals will be returned after verification.
- c) Bids/tenders received that are not duly filled up and or without Earnest Money Deposit or received after date and time specified will summarily be rejected.
- d) After expiry of the last date and time of submission of bids/tenders with EMD, Authorized officer shall examine the bids/tenders received by him and confirm the details of the qualified bidders/tenderers (who have quoted their bids/tenders on and above the reserve price and paid the stipulated EMD with the Bank along with other factors like valid KYC etc.) to the service provider M/s.4Closure, Hyderabad so as to enable them to allow the qualified bidders /tenderers to participate in the online inter-se bidding/auction proceedings at the date and time mentioned in E-Auction Sale notice.
- e) Authorized Officer reserves the right to accept / reject all or any of the offers/ bids/ tenders without assigning any reason, vary any of the terms and conditions of sale or postpone or cancel the opening of bids/tenders or sale without prior notice at his sole discretion.
- f) No person other than the intending qualified bidders / tenderers themselves, or their duly authorized agent shall be allowed to participate in the E Auction.
- g) The aforesaid secured asset/s shall be sold to the highest bidder/tenderer, subject to acceptance of the bid by the secured creditor.
- h) Auction would commence at Reserve Price followed by highest offer, as mentioned above. Bidders can enter their bid amount for each lot or single lot published for sale. The intending bidders may be given an opportunity, at the discretion of the Bank, to have inter-se bidding among them to enhance the offer price in multiples of **Rs.50000/- (Rupees Fifty Thousand Only)**. The bidders / tenderers who submit the highest bid (not below the Reserve Price) on closure of "Online auction" shall be declared as successful bidder / tenderer subject to confirmation/ approval by the Secured Creditor.
- i) E-Auction will close as per the closing time, if no improved bid comes during last 5 minutes of the E-Auction closing time. In case any improved bids are placed in last 5 minutes of the closing of E-Auction, the closing time automatically gets extended to 5 more minutes. This process continues till no improved bid comes for a period of 5 minutes and the E-Auction gets closed. If the bid becomes highest bid (not below the reserve price), then his bid will be highlighted as Rank No.1.
- j) The successful bidder/tenderer should deposit **25% of the bid amount (inclusive of EMD amount)** on the same day of sale or not later than next working day as the case may be and as advised by the Authorised Officer of the Bank, by way of Demand Draft / Pay Order drawn in favour of Dhanlaxmi Bank Ltd, MG Road Branch, Ernakulam, payable at Ernakulam or through RTGS/NEFT to the credit of Dhanlaxmi Bank Ltd, Hospital Road Ernakulam Branch, A/c No.005517700000049, IFSC Code: DLXB0000055 and the Balance bid amount shall be paid within 15 days from the date of confirmation of the sale by the Authorised Officer in the same way as aforesaid. If the successful bidder fails to pay the sale price, all amounts deposited till then shall be forfeited by the Bank without any notice and the property shall forthwith be put up for sale again and the defaulting purchaser shall have no claims, whatsoever, on the property or the amounts.
- k) The successful bidder/tenderer shall bear all the legal / incidental expenses including stamp duty, registration fees, charges, etc. and statutory dues if any, including GST etc.

- l) In case final bid amount / sale consideration of immovable secured assets proposed for sale under the aforesaid auction is Rs.50.00 lakh or above, the successful bidder/ purchaser has to remit TDS @1% of the sale price, in the name of the owner/s of the respective immovable properties proposed for sale, as per the provisions of Income Tax Act, 1961. PAN of the owner/s of the immovable property as deductee can be obtained from the Branch Manager / Authorized Officer of the Bank after completion of the bidding. The successful bidder/purchaser need to submit Challan-cum-statement in form No.26QB having remitted the TDS. The Bank will issue Sale Certificate for the immovable secured assets as per the provisions of the SARFAESI Act, 2002 and the Rules framed thereunder to the successful bidder/purchaser on receipt of the entire sale consideration as above after deducting TDS and on submission of Challan-cum-statement in form No.26QB having remitted the TDS and on completion of sale formalities. The successful bidder/purchaser shall also submit Certificate for TDS in Form 16B to the Bank.
- m) The intending bidders/tenderers may, at their own interest and costs conduct due diligence, inspect the secured asset/s between 10:00 a.m to 04:00 p.m on working days by contacting the Authorised Officer/Branch Manager, whose details are given below before the date of sale and the Bank shall not entertain any query at any later stage nor be liable for any claims in this regard.
- n) It is the sole responsibility of the bidder/tenderer to obtain the Digital Signature Certificate and computer terminal system with internet connection to enable him/her to participate in the bidding. Any issue with regard to Digital Signature Certificate and connectivity during the course of the bidding online shall be the sole responsibility of the bidder/tenderer and no claim in this regard shall be entertained by the Bank or the e-auction Service Provider
- o) A dummy e-auction or training portal, if required will be made available for trial for the benefit of the prospective bidders
- p) The bidders/ tenderers may participate in the E-Auction by Quoting/Bidding from their own offices/place of their choice. Internet connectivity shall have to be ensured by each bidder/tenderer himself. Bank/Service providers shall not be responsible for the internet connectivity, network problems, system crash down, power failure, etc. The bidders need to login in few minutes before the time scheduled for e-auction. Bidding in the last minute /seconds shall be avoided by the bidders in their own interest. Neither the Bank nor the auction service provider will be responsible for any lapses / failure on the part of the bidder in such cases.
- q) This is also a notice to the Borrowers/Guarantor of the said loan about holding of Auction Sale of the Secured assets.
- r) For further details of Sale, Terms & Conditions and for inspection of the property, intending bidders/tenderers may contact the Authorised Officer, Mr. Saji P (Mob:9539008250), or Mr. Siby Joseph Kappen, Recovery Officer (Mob:8075458523) or Mrs. Jayakumar P, Branch Manager (9539003763) on any working day during the Office hours.

Ernakulam
18.12.2024

Authorised Officer
Dhanlaxmi Bank Ltd