KVB Karur Vysya Bank
Smart way to bank

NEO / RA Division,
Ernakulam Divisional Office
1st floor, Amritha Towers, No.40/1045C
Opposite to Maharaja's College Ground
M G Road, Ernakulam-682011, Kerala
State.

**REGD POST WITH AD**

**Notice of Sale of immoveable Properties to Borrower and Guarantors under Rule 8(6) of the Security Interest (Enforcement Rules) 2002 Under SARFAESI Act 2002.**

**To**

**Date : 20/01/2025**

(1) **Mr.N.Vinu Kumar**
T.C No.16/494 (2) & (3), EVRA-151
RS No.55, Block No.87
Ward No.16, Kochar Road
Edapazhanji, Sasthamangalam Village & P.O
Thiruvananthapuram-695010
Kerala State.

(2) **Mrs.V.Sulekha**
T.C No.16/494 (2) & (3), EVRA-151
RS No.55, Block No.87
Ward No.16, Kochar Road
Edapazhanji, Sasthamangalam Village & P.O
Thiruvananthapuram-695010
Kerala State.

**Also at :-**

C/o.A.N.Tiles & Granites
Near Chirappalam Iranimutton Road
Killipalam, Bund Road
Thiruvananthapuram-695502
Kerala State

THE KARUR VYSYA BANK LTD. * ERNAKULAM * KVB

**THE KARUR VYSYA BANK LIMITED**
40/1045C, I Floor, Amritha Towers, Opp: Maharaja'S College Ground, M.G.Road, Ernakulam, Kerala, Pincode-682011
✆ : 9946945808
Email: ernakulamdo@kvbmail.com
Website: www.kvb.co.in
CIN : L65110TN1916PLC001295

(3) **M/s.V.K.Agency**
T.C.23/1143-1, Mayooram, Melaranoor
Karamana, Thiruvananthapuram – 695002
rep. by its Proprietor **Mr.N.Vinu Kumar**

Dear Sirs / Madam,

Please refer to the demand notice dated **17/05/2023** calling upon you Nos.1 to 3, to repay the sum of **Rs.2,45,14,584/- (Rupees Two Crores Forty Five Lakhs Fourteen Thousand Five Hundred and Eighty Four Only)** with further interest from **17/05/2023.** Possession of the property were taken on **04/11/2024** and the Possession Notice was also served on you by the Authorized officer for the purpose of realization of secured assets in exercise of the powers conferred on the Secured Creditors under the provisions of the SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 and the rules made there under. Till date you have not discharged your liabilities in full and hence we propose to sell the aforesaid immovable property on **25/02/2025** for recovery of a sum of **Rs.2,97,90,537/- (Rupees Two Crores Ninety-Seven Lakhs Ninty Thousand Five Hundred and Thirty Seven Only)** as on **16/01/2025** along with future interest and costs from **17/01/2025** payable as per law.

We hereby give you notice that the aforesaid immovable Properties shall be sold by the undersigned through E-Auction, which will take place through portal https://bankauctions.in on **25/02/2025** between **12.00 noon to 1.00 pm** with unlimited extensions of **10 minutes** each till sale is concluded.

A copy of the notice inviting tenders for the sale containing the particulars of the movables and immovable assets/properties, earnest money deposit, date and time fixed for inspection, last date of submission of tenders and date, time, and mode of auction is enclosed for your information. The said notice is also published in **"Metro Vaartha" (in Malayalam language)"** and **"Business Line" (in English language) in Trivandrum area Newspapers on 18/01/2025.**

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Yours Faithfully,

Authorised Officer
The Karur Vysya Bank Ltd

Enclosure :- Copy of E-auction Notice.

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M G Road, Ernakulam-682011, Kerala
State.

## E-AUCTION NOTICE

## PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTIES UNDER SARFAESI ACT, 2002

In exercise of powers conferred under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Security Interest (Enforcement) Rules, 2002 and pursuant to the possession of secured assets of the borrower taken by Authorised Officer for recovery of the secured debts dues to The Karur Vysya Bank Limited, Bangalore NEO Division, amounting to **Rs.2,97,90,537/- (Rupees Two Crores Ninty Seven Lakhs Ninety Thousand Five Hundred and Thirty Seven Only)** as on **16/01/2025** with interest and expenses thereon from **17/01/2025** from the borrowers / guarantors **(1) Mr.N.Vinu Kumar,** S/o.Mr.Nanu Nadar, residing at T.C No.16/494/2 & 3, EVRA # 151, RS No.55, Block No.87, Kochar Road, Edappazhinji, Sasthamangalam Village & PO, Thiruvananthapuram- 695010, **(2) Mrs.V Sulekha,** W/o.Mr.N Vinu Kumar, residing at T.C No.16/494/2 & 3, EVRA # 151, RS No.55, Block No.87, Kochar Road, Edappazhinji, Sasthamangalam Village & PO, Thiruvananthapuram-695010, **Also at** :- C/o.M/s.A.N.Tiles and Granites, Near Chirappalam Iranimuttom Road, Killippalam Bund Road, Thiruvananthapuram-695502 **and (3) M/s.V.K.Agency,** T.C.23/1143-1, Mayooram, Melaranoor, Karamana, Thiruvananthapuram–695002, rep. by its **Proprietor N.Vinu Kumar.** Whereas the undersigned has decided to put up for E-auction of the immovable properties offers are invited by way of E-Tender for purchase of the following assets on **"AS IS WHERE IS", "AS IS WHAT IS", AND "WHATEVER THERE IS"** basis.

THE KARUR VYSYA BANK LTD. KVB ERNAKULAM-11

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| DESCRIPTION OF THE IMMOVABLE PROPERTIES |
|---|
| All that piece and parcel of the Residential–cum-Commercial Building bearing Door No.TC/16/494-2 & TC/16/494-3, Consisting of Ground + 2 Floors, with a total built up area of 4720 Sft, on land measuring 3.78 Ares (9.340 cents), situated in RS No.55 (Old Sy No.743/2-2-1 & 740), Block No.87, Ward No.16, Edapazhanji–Jagathi Road (Kochar Road), Edapazhanji, Sasthamangalam Village, Thiruvananthapuram District, Kerala State and bounded on :-<br><br>North : Property of PS Rao and Sharath Chandran Nair<br>South : Property of Chandrasekhara Pilla & Vimalamma<br>East : Road<br>West : Property of Latha Thulasi Bai |

| S.NO | Reserve Price | EMD (10% of Reserve Price | Bid amount Incremental Value |
|---|---|---|---|
| Item No :1 | Rs.3,29,04,450/- | Rs.32,90,445/- | Rs.50,000/- |

| | |
|---|---|
| | All working Days - From **21/01/2025 to 24/02/2025** between 11.00 hrs to 16.00 hrs |
| Last date and time for submitting online Tender & Application Forms | **Date: 24/02/2025**<br>Time: 16.00hrs |
| Date and Time of E-Auction | The E-Auction will take place through portal **https://bankauctions.in** (Web address of e-auction provider) on **25/02/2025** between **12.00 noon to 1.00 noon** with unlimited extensions of 10 minutes each till sale is concluded. |
| Nodal Bank account Name | The Karur Vysya Bank Limited, Central office in favour of A/c., **Mr.Vinu Kumar, Account No: 1101351000000973, IFSC Code : KVBL0001101** |
| Contact Person & Phone No | Authorised officer - 9846433910<br>Legal officer – 9966410038 |

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CIN : L65110TN1916PLC001295

The E-tenders should be accompanied with EMD remittance details. EMD should be remitted through RTGS / NEFT to Nodal Bank Account without time lag, failing which the tender becomes disqualified. E-Tender Applications can be submitted https://bankauctions.in of the service provider, **M/s.4Closure, No.605A, 6th floor, Maitrivanam, Ameerpet, Hyderabad-500038, Telegnana State, Contact person Mr.Dinesh Kumar - Mobile Nos.8142000735, 8142000064, Email : dinesh@bankacutions.in, prakash@bankacutions.in & info@bankauctions.in**

**TERMS AND CONDITIONS OF THE E-AUCTION ARE AS UNDER**

1. E – Auction is being held on **""AS IS WHERE IS", "AS IS WHAT IS", AND "WHATEVER THERE IS" BASIS".**
2. The E-auction will take place through portal https://bankauctions.in on **25/02/2025 from 12.00 noon to 1.00 pm** with unlimited extensions of 10 minutes each, till the sale is completed.
3. For detailed procedure and terms and conditions of E-Auction, interested bidders may visit https://bankauctions.in and download relevant documents. Interested bidders may also get in touch with service provider on below mentioned contact numbers.
4. It shall be in the discretion of the Authorized Officer to cancel the auction proceeding for any reason and return the EMD submitted and Bank would not entertain any claim or representation in that regard from the bidders.
5. Particulars specified in respect of the said property/ies in the above schedule have been stated to the best of the information of the Authorized Officer / Bank.
6. Particulars specified in respect of the said property/ies in the above schedule have been stated to the best of the information of the Authorized Officer / Bank. The intending purchaser / bidder is required to submit amount of EMD and register their name at https://bankauctions.in to the above mentioned account and get user ID and Password free of cost and get training on E-Auction, **M/s.4Closure, No.605A, 6th Floor, Maitrivanam, Ameerpet, Hyderabad-500038, Telegnana State, Contact person Mr.Dinesh Kumar - Mobile Nos.8142000735, 8142000064, Email : dinesh@bankacutions.in, prakash@bankacutions.in & info@bankauctions.in.**

THE KARUR VYSYA BANK LTD. KVB ERNAKULAM-11

7. Cheques will not be accepted for EMD. Bidders are required for participating in the E-auction to **hold Digital Signature Certificate** and also to furnish the details in the Auction Application Form available on the site.

8. The said EMD shall be adjusted in the case of highest bid, otherwise it will be refunded. The earnest money deposit will not carry any interest. Brokers / Middlemen shall not be entertained.

9. The sale shall be confirmed in favour of the purchaser who has offered the highest sale price in his bid to the Authorised Officer and shall be subject to confirmation by the Bank.

10. The purchaser shall deposit 25% of the amount of sale price after adjusting the Earnest Money Deposit within 24 hours (Banking Days) of acceptance of highest bid by the Authorized Officer in respect of sale, failing which the Earnest Money Deposit shall be forfeited. The highest bidder shall be declared to be the purchaser of the properties mentioned herein provided he should be legally qualified to bid at all stage.

11. The balance 75% of the sale price shall be paid by the purchaser on or before **15th** day (during banking hours) of confirmation of sale by the Authorized Officer or such extended period as agreed upon in writing by and solely at the discretion of the Authorized Officer.

12. In default of payment of sale price or any part thereof within the period(s) mentioned hereinabove, the deposit(s)/ Part payment shall be forfeited and the property shall be resold and the defaulting purchase shall forfeit all claims to the property or any of the sum for which it may be subsequently sold.

13. On confirmation of the sale by the Bank and or compliance of the terms of payment the Authorized Officer shall issue a certificate of sale of the said property in favour of the purchaser in the form given in Appendix V to Enforcement of Security Interest Rules.

14. The Authorized Officer is not bound to accept the highest bid or any or all bids and reserves the right to accept or reject any or all the bids without assigning any reason thereof and his decision will be final binding on all the parties attending the auction.

15. Participation by any person in the sale shall be treated as conclusive evidence of the fact that the party has inspected the property/ies offered for sale and satisfied himself about the title, measurement, extent, boundaries and location of the property/ies. It shall also imply and be taken for granted

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that the party has carefully gone through and understood the terms and conditions of auction including the amendments if any, prevailing at the time of auction bid. No objection shall be entertained by the Bank and or the Authority after the bid is accepted.

16. The successful purchaser would bear all the charges / fees payable for conveyance such as stamp duty, registration fee, applicable GST (Goods and Service Tax) and all other taxes etc, as applicable as per law of Government of India and state of Gujarat and other Authorities.

17. Delivery / possession should be taken by the purchaser or his authorized representative against proper authorization letter only and it should be completed within the time schedule at their own risk, cost and arrangement and they will not be entitled to claim any facility or assistance or cost on this account from the Bank.

18. Any other conditions / changes / amendments to the auction terms and conditions, if made, and which are not incorporated in these terms and conditions will be announced at the time of auction which will be binding on the bidders.

19. The Bank reserves its right to accept / reject any bid, withdraw any property at any stage from auction sale after acceptance of the deposit amount for full value by the buyer, without assigning any reason thereof and value of such properties if paid for, shall be refunded.

20. The Bank shall not be responsible for any damage or loss, whatsoever, to purchaser on account of such withdrawal.

21. The property/ies will be put for auction as per the convenience of Bank and it is not obligatory to go serially if the properties are more in number.

22. The properties shall remain in every respect at the risk of the purchaser from the date of acceptance of their offer and the Bank shall have no liability for the safe custody or preservation thereof till the date of delivery / taking possession by the purchaser.

23. To the best of the knowledge and information of the Authorized Officer no other encumbrance exists on the properties.

24. All persons participating the E-Auction should upload and submit his / their sufficient and acceptable proof of his / their identity, residence, and authority and also PAN / TAN cards etc.

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24.Participation by anyone in this sale shall be treated as conclusive evidence of the fact that the party has inspected the assets offered for sale and satisfied himself/herself in all respects and the principle "Caveat Emptor" (let the buyer beware) will apply.

25.As per the Section 194 -1A of the Income Tax Act 1961, TDS @1% will be applicable on the sale proceeds where the sale transaction is Rs.50,00,000/-(Rupees Fifty Lakhs) and above. The successful bidder /purchaser shall deduct 1% TDS from the Sale Price and deposit the same with the income tax department in Form No.16B, containing the Property Owner's Name (**Mr.N.Vinu Kumar**) and his PAN No.**AKWPN7685G,** as a seller and submit the original receipt of the TDS Certificate to the Bank.

26.The sale is subject to the conditions prescribed in the SARFAESI Act, Rules 2002, amended from time to time and the conditions mentioned above.

**Special Instructions** :- Bidding in the last minutes and seconds should be avoided in the bidders own interest Neither The Karur Vysya Bank Ltd nor Service Provider will not be held responsible for any lapses / failure (Internet Failure, Power Failure etc.,) on the part of the vendor, in such cases, in order to ward-off such contingent situation bidders are requested to make all the necessary arrangements / alternatives such as back-up power supply whatever required so that they are able to circumvent such situation and still be able to participate in the auction successfully.

**Statutory 30 days' Notice under Rule 8(6) of the SARFAESI Act, 2002**

The borrower and guarantors are hereby notified to pay the dues as mentioned above along with up-to-date interest and ancillary expenses before the date of e-Auction, failing which the Schedule properties will be auctioned/sold and balance dues, if any, will be recovered with interest and cost.

**Date : 20/01/2025**

**Place : Ernakulam**

**Authorized Officer**
**The Karur Vysya Bank Limited**

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