



Ground Floor, Ammus Complex, Kalpetta, Wayanad – 673 121

REGIONAL OFFICE: KOZHIKODE

CORPORATE OFFICE: THRISSUR

Date:27.03.2025

NOTICE OF SALE BY PUBLIC E-AUCTION

Whereas the under-mentioned property taken possession by the Authorized Officer of Dhanlaxmi Bank Ltd., under the provisions of Sec. 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Security Interest (Enforcement) Rules, 2002 will be sold by public auction through Online Electronic Bidding (E-auction) for recovery of the secured debt on “AS IS WHERE IS”, “AS IS WHAT IS”, AND “WHATEVER THERE IS” in all respects and subject to statutory dues, if any:

Detailed Terms and conditions for sale of immovable secured assets as per the sale notice dated 27.03.2025

1	Name and Address of the secured creditor	DHANLAXMI BANK LIMITED, Ground Floor, Ammus Complex, Kalpetta, Wayanad – 673 121 Regional Office: Essay Tower, Ground Floor,Jail Road, Kozhikode 673 004. Corporate Office: Poonkunnam, Thrissur-680002
2	Name and Address of the borrower(s)	Mr. Narayanan(Late) Kalluvayal House,Tharuvanna Post,Manthavady, Wayanad,Kerala -670732
3	Name and Address of the guarantor(s)	1) Mrs.Prameela Narayanan, W/o, Late Narayanan, Kalluvayal House,Tharuvanna Post,Manthavady, Wayanad,Kerala -670732 2) Mr Maheep Narayanan, S/o, Late Narayanan, Kalluvayal House,Tharuvanna Post,Manthavady, Wayanad,Kerala -670732 3) Mr.Arshad.V, Valliyakulangara, Panoor Post, Thalassery, Kerala,670692

4	Complete description of the Secured Asset to be sold	<p><u>Item NO.1:</u> 515.30 Cents (20.23 +64.47+ 38.44+ 40.46+ 40.46+ 4.49 Ares) of land & a two Storied residential building having the plinth area of 187.73 sqm. under Re Sy No.90/3, 90/4, of Perunnannur Village, Mananthavady Taluk, Wayanad District as per title deed no. 1134/84,86/95, 22/94, 23/94 of S.R.O. Peravoor owned by late Mr Narayanan.</p> <p><u>Item NO.2:</u> 242.4 Cents (70.78 +19.22+8.09 Ares) of Vacant land under Re Sy No 67/1,67/3,67/8 of Perunnannur Village, Mananthavady Taluk, Wayanad District as per title deed No.939/90, 66/2003 S.R.O. Peravoor owned by late Mr Narayanan.</p> <p><u>Boundaries for Item No.1:</u></p> <p>1 (A). As per partition deed No.1134/84 of SRO, Vellamunda, being the item No.1 in C schedule thereof:</p> <p>East : Paddy field North : Sankaran Nair and others West : Road South : Property of Balagopalan</p> <p>As per partition deed No.1134/84 of SRO, Vellamunda, being the item No.2 in C schedule thereof</p> <p>East : Paddy field North : Property of P.V. Sarada West : Road South : Property of M.K.Prameela</p> <p>1(B). As per Pattayam No.164/95 of Land Tribunal, Mananthavady</p> <p>East : Remaining Property (part of the same survey number) North : Do West : Do South : Do</p> <p>1(C). As per Sale Deed No.22/94 of SRO, Vellamunda</p>
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		<p>East : Paddy field North : Property of Narayanan Nambiar West : Road South : Remaining property of Narayanan Nambiar</p> <p>1(D). As per Sale Deed No.23/94 of SRO, Vellamunda</p> <p><u>Boundaries:</u> East : Paddy field North : Remaining property of Narayanan Nambiar West : Road South : property of P.V. Sarada</p> <p><u>Boundaries for Item No.2:</u></p> <p>2(A). As per Sale Deed No.939/90 of SRO, Vellamunda</p> <p>East : Road North : Property of M.P.Kesavan West : Property of Ulahannan Master South : Remaining property of Narayanan Nambiar</p> <p>2(B). As per Pattayam No.116/03 of Land Tribunal Mananthavady, being the item No.1 thereof</p> <p>East : Panchayath Road North : Property of A. Narayanan West : Do South : Do</p> <p>2(C). As per Partition Deed No.182/96 of SRO, Vellamunda, being the item No.1 to 5 thereof</p> <p>East : Panchayath Road North : Remaining property of Narayanan Nambiar West : Property of Ulahannan Master South : Property of Balakrishanan Nair</p>
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5	Details of encumbrances, if any known to the secured creditor on the above Secured Asset/s	Attachment by Neyyatinkara Sud Judge over the property admeasuring 3.00 Acre 50.00 Cent under Re Sy No. 67/1/A/1/A
6	Total secured debt for recovery of which the property is to be sold	Rs.9,86,75,127.33 (Rupees Nine Crore Eighty Six Lakh Seventy Five Thousand One Hundred Twenty Seven and Paise Thirty Three Only) as on 28.02.2025 with interest there on from 01.03.2025 together with costs and expenses incurred thereon till realization
7	Date and time of auction	16.04.2025 - From 10 AM to 5 PM
8	Reserve Price of the immovable secured asset	<u>Reserve Price for Item NO:1</u> - Rs. 3,93,00,000/- (Rupees Three Crore Ninety-Three Lakh Only) <u>Reserve Price for Item NO:2</u> - Rs. 1,70,00,000/- (Rupees One Crore Seventy Lakh Only)
9	Earnest Money Deposit(EMD) payable	<u>EMD for Item NO:1</u> Rs.39,30,000/- (Rupees Thirty Nine Lakh Thirty Thousand Only) <u>EMD for Item NO:2</u> – Rs.17,000,00/- (Rupees Seventeen Lakh Only)
10	Last date of submission of bids and EMD	15.04.2025 before 5 pm
11	Mode of payment of amounts	Through RTGS/NEFT /Fund Transfer to the credit of the account of Dhanlaxmi Bank Ltd, Kalpetta Branch, A/c No 015217700000040 IFSC Code DLXB0000152
12	Mode of auction	E-Auction
13	Portal of E-auction	https://bankauctions.in
14	Details of the auction service provider (with phone no., e-mail id etc.)	E- auction from M/s 4Closure Vendor, Contact persons (i) T.Jaya Prakash Reddy Contact No. 8142000064 , Email id: prakash@bankauctions.in , (ii) Mr.M Dinesh , Contact no: 8142000735/8142000066

	Email id: dinesh@bankauctions.in & info@bankauctions.in
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15. Other terms and Conditions of sale

- a) 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.
- b) The sale shall be on "As is where is", "As is what is", and "Whatever there is" basis.
- c) Auction / bidding shall only through “**Online Electronic Bidding**” through the website <https://bankauctions.in> Bidders/Tenderers are advised to go through the website for detailed terms and take part in the E-auction sale proceedings.
- d) The intending bidders/tenderers should register their names at portal <https://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 4ClosureVendor), Contact persons (i) T.Jaya Prakash Reddy Contact No. 8142000064, Email : prakash@bankauctions.in, (ii) Mr.M Dinesh, Contact no: 8142000735/8142000066
Email id: dinesh@bankauctions.in & info@bankauctions.in.
- e) 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), M/s **4Closure**.
- f) The aforesaid secured assets will not be sold below the Reserve price.
- g) The intending bidders/Tenderers are required to pay earnest money deposit (**EMD**) of **Rs.39,30,000/- (Rupees Thirty Nine Lakh Thirty Thousand Only) for Item NO.1 and Rs.17,000,00/- (Rupees Seventeen Lakh Only) for Item NO.2**, equivalent to 10% of the Reserve Price of the respective properties as mentioned above, either by way of Demand Draft / a pay order drawn in favour of Dhanlaxmi Bank Ltd., Kalpetta Branch, payable at Kalpetta OR through RTGS/NEFT /Fund Transfer to the credit of the account of Dhanlaxmi Bank Ltd, Kalpetta Branch, A/c No 015217700000040 IFSC Code. DLXB0000152. 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., Kozhikode, Regional Office so as to reach us on or before 15.04.2025 before 5 p.m .

- h) 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.
- i) Bidders/tenderers are required to comply with KYC norms and provide self-attested KYC documents online as well as offline on or before 15.04.2025, before, 5 pm. 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.
- j) 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.
- k) 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** 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.
- l) 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.
- m) No person other than the intending qualified bidders / tenderers themselves, or their duly authorized agent shall be allowed to participate in the E Auction.
- n) The aforesaid secured asset/s shall be sold to the highest bidder/tenderer, subject to acceptance of the bid by the secured creditor.
- o) 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.10,000.00 (Rupees Ten 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.

- p) 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 10 more minutes. This process continues till no improved bid comes for a period of 10 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.
- q) 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., Kalpetta Branch, payable at Kalpetta or through RTGS/NEFT to the credit of Dhanlaxmi Bank Ltd, Kalpetta Branch, A/c No 015217700000040 IFSC DLXB0000152 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.
- r) 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.
- s) 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.

- t) The intending bidders/tenderers may, at their own interest and costs conduct due diligence, inspect the secured asset/s between 11 a.m to 4 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.
- u) 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
- v) A dummy e-auction or training portal, if required will be made available for trial for the benefit of the prospective bidders
- w) 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.
- x) This is also a notice to the Borrowers/Guarantor of the said loan about holding of Auction Sale of the Secured assets.
- y) For further details of Sale, Terms & Conditions and for inspection of the property, intending bidders/tenderers may contact the Authorised Officer Mr.Hareesh N

(Mob:9539004968), or Mr. Thomas M J, Branch Manager, (Mob.9539004344) on any working day during the Office hours.

Place: Kozhikode

Date: 27.03.2025

Authorized Officer

Dhanlaxmi Bank Ltd