

State	Branch	Borrower	Secured Debt	Description of Security Property (item wise)	Extent of property	Sale Notice/publication Date	Sale under SARFAESI/DRT	Encumbrance known to the Bank	Reserve Price	Earnest Money Deposit	Date of Sale and location	Contact Person's Phone Number & Email ID
Kerala	Industrial Finance Branch - Ernakulam	<p>1. M/s. Mundamattam Glass House Proprietor - Mr. Joby M Mathew Near Bishop House, Pala, Kottayam, Kerala - 686 575</p> <p>2. Mr. Joby M Mathew Mundamattam House, Mutholy P O, Meenachil, Puliyanoor, Kottayam, Kerala 686 597</p> <p>3. Mr. Binu M Mathew Mundamattam House, Mutholy P O, Meenachil, Puliyanoor, Kottayam, Kerala 686 597</p> <p>4. Mrs. Meenu Mary Mundamattam House, Mutholy P O, Meenachil, Puliyanoor, Kottayam, Kerala 686 597</p>	<p>₹3,92,86,911.02 (Rupees Three Crore Ninety Two Lakh Eighty Six Thousand Nine Hundred Eleven and Paise Zero Two Only) as on 31.03.2022 due to Dhanlaxmi Bank Limited, IFB-Ernakulam Branch and ₹59,73,141.35 (Rupees Fifty Nine Lakh Seventy Three Thousand One Hundred Forty One and Paise Thirty Five Only) as on 31.03.2022 due to Dhanlaxmi Bank Limited, Pala Branch</p>	<p>Item : 1/2 Immovable assets - Land with Commercial Building</p> <p>Item : 2/2 Immovable assets - Residential Land</p>	<p>For Item No.1: EM of 4.07 Ares of land with commercial building under Re Sy. no. 21/28-E-1, 21/28/4-A, 21/28-5-2, 21/28-4B, 21/28/5-1-1 and 21/28/4-1-1, Old Sy. no. 694/3/7, Block no. 80, Lalam Village, Meenachil Taluk, Kottayam District described in sale deed no. 2134/05 and settlement deed no. 658/1/2011 of Meenachil SRO in the name of Mr. Joby M Mathew and all improvements there in</p> <p>For Item No.2: EM of 70.13 Ares of land under Re Sy. no. 590/4 (Old Sy. no. 357/1 & 356/13-A/2), Block no. 6, Marangattupilly Panchayat, Kurichithanam Village, Meenachil Taluk, Kottayam District described in settlement deed no. 1989/13 of Kuravilangad SRO in the name of Mr. Joby M Mathew and Mr. Binu M Mathew and all improvements there in</p>	<p>Sale notice date - 07.05.2022 & Publication date on 08.05.2022, Published in Kottayam Edition of Deepika Daily & All Kerala Edition of The Indian Express</p>	SARFAESI	NIL	<p>For Item No.1: ₹3,99,00,000/- (Rupees Three Crore Ninety Nine Lakh Only)</p> <p>For Item No.2: ₹2,60,00,000/- (Rupees Two Crore Sixty Lakh Only)</p>	<p>For Item No.1: ₹39,90,000/- (Rupees Thirty Nine Lakh Ninety Thousand Only).</p> <p>For Item No.2: ₹26,00,000/- (Rupees Twenty Six Lakh Only).</p>	<p>The auction will be conducted by online e-auctioning through website https://bankauctions.in Date : 14.06.2022, Tuesday Time 10:00AM To 4:00 P.M (with auto extension clause in case of bid in last 5 minutes before closing)</p>	<p>Mr. Jimmy P (Authorised Officer) Industrial Finance Branch - Ernakulam Ph: 9539004318 E Mail: jimmy@ghanbank.co.in</p> <p>Mr. Padmakumar R S (Regional Recovery Head - EKM) Regional Office - Ernakulam Ph: 9539003706 E Mail : padmakumarrs@ghanbank.co.in</p> <p>M/s. 4CLOSURE. Hyderabad Mr. T Jaya Prakash Reddy Ph: +91 8142000064 (O) 040-23836405 E Mail: prakash@bankauctions.in info@bankauctions.in</p>

TERMS AND CONDITIONS OF SALE

- The e- auction shall be subject to the conditions prescribed in SARFAESI Act/Rules 2002, to the terms and conditions mentioned hereunder and as also per the general terms and conditions of e-auction.
- Auction/bidding shall be 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 conditions to take part in the E-auction sale proceedings.
- The intending bidders/Tenderers should register their names at the website <https://www.bankauctions.in> and get their User ID and password free of cost. Prospective bidder may also avail online training on E- auction from M/s.4Closure, Hyderabad. Contact person Mr. T.Jaya Prakash Reddy Mob No.+91 8142000064 / Email id: prakash@bankauctions.in / info@bankauctions.in.
- EMD amount Rs.39,90,000/- (Rupees Thirty Nine Lakh Ninety Thousand Only) for item no.1 and Rs.26,00,000/- (Rupees Twenty Six Lakh Only) for item no. 2 (being 10% of the Reserve Price) (EMD refundable without interest to unsuccessful bidders) is to be deposited by way of Demand Draft in favour of Dhanlaxmi Bank Ltd, IFB Ernakulam OR through RTGS/NEFT/Fund Transfer to credit of account of Dhanlaxmi Bank Ltd, IFB Ernakulam, A/c No.014517700000014, IFSC Code: DLXB0000145 (the transaction UTR number to be submitted to the Authorised Officer) on or before 4.00 pm of 13.06.2022 along with Bid.
- The 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.
- The EMD amount shall be adjusted in case of the highest/successful bidder; otherwise refund within 7 working days of finalization of sale.
- 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 (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.
- Auction would commence with Reserve Price followed by the highest offer, as mentioned above. The intending bidders/ Tenderers may be given an opportunity, at the discretion of the Authorised Officer of the Bank, to have inter-se bidding among themselves to enhance the offer price in multiples of Rs.50,000/- (Rupees Fifty Thousand Only). The bidders /tenderers who submit the highest bid/tender (not below the Reserve Price) on closure of "Online auction" shall be declared as successful bidder/tenderer, subject to approval of the Authorised officer/secured creditor.
- No person other than the intending qualified bidder themselves, or their duly authorized agent shall be allowed to participate in the E Auction.
- 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, i.e, <https://www.bankauctions.in>.
- The 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 without prior notice at his sole discretion.
- The property shall be sold to the highest bidder/tenderer, subject to acceptance of the bid by the secured creditor.
- The successful bidder/tenderer shall deposit 25% of the bid/tender amount (inclusive of EMD amount) on the same day of auction or not later than next working day, as the case may be, by way of Pay order/ DD drawn as above or through RTGS/NEFT to the credit of Dhanlaxmi Bank Ltd, IFB Ernakulam OR through RTGS/NEFT/Fund Transfer to credit of account of Dhanlaxmi Bank Ltd, IFB Ernakulam, A/c No.014517700000014, IFSC Code: DLXB0000145 and the balance bid /tender amount shall be paid within 15 days from the date of confirmation of the sale or any extended time as specified by the Authorised Officer of the Bank in the same way as aforesaid. In case of default, all amounts deposited till then shall be forfeited, including earnest money deposit (EMD) and the bank shall, at its discretion, be at liberty to sell the property again and the defaulting purchaser shall have no claims, whatsoever, on the property or the amounts.
- The successful bidder/tenderer shall bear all the legal / incidental expenses including stamp duty, registration fees etc and statutory and other dues, if any.
- In case final bid amount / sale consideration of asset under auction is Rs.50.00 lakh or above, the successful bidder/purchaser shall deduct 1% of the sale price as TDS in the name of the Borrower and remit the same to Income Tax Department as per section 194-IA of the Income Tax and only 99% of the sale amount has to be remitted to the Bank within the stipulated time. PAN of the Borrower as deductee can be obtained from Branch Manager / Authorised Officer after completion of bidding.
- In such cases where sale consideration of asset under auction is Rs.50 lakh or above, on payment of the entire sale consideration as above (net of TDS) and on completion of sale formalities, the Bank shall issue a Sale Certificate for the subject property as per format prescribed under SARFAESI Act & Rules 2002 to the successful bidder/purchaser only upon receipt of Challan-cum-statement in form No.26QB having remitted the TDS. The Certificate for TDS in form 16B to be submitted to the Bank subsequently.
- The intending bidders/tenderers may, at their own interest and costs conduct due diligence, inspect the secured asset/s between 10.00 am to 4.00 pm 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.
- 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.
- Bidders/tenderers are required to comply with KYC norms and provide self attested KYC documents online as well as offline on or before 13.06.2022, Monday 4.00 P.M. The genuineness of the KYC documents is the sole responsibility of the bidder/tenderer.
- 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 himself. Bank/Service providers shall not be responsible for the internet connectivity, network problems, system crash down, power failure etc.
- This is also a notice to the borrowers/ guarantors of the said loan about holding of auction sale of the secured assets.
- For further details of sale, terms and conditions and for inspection of the property, intending bidders/tenderers may contact, Authorized Officer - Mr. Jimmy P, "Mini Enclave" 40/9036, A, B, YMCA Junction, Chittoor Road, Ernakulam - 682 011, Industrial Finance Branch - Ernakulam (Mob:9539004318) or Regional Recovery Head - Mr. Padmakumar R S, Dhanlaxmi Bank Ltd., Regional Office, I Floor, Dhanlaxmi Building, Marine Drive, Ernakulam - 682031 (Mob:9539003706) on any working day during the office hours.