



CORPORATION BANK
Kottarakkara Branch
Tharakans building,Pulamon PO
Kottarakkara 691531

Ref: OR/TVM /REC/727/2019-20

Date: 03.09.2019

NOTICE OF 15 DAYS FOR SALE OF IMMOVABLE SECURED ASSETS
UNDER RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002
BY E-AUCTION

To

Borrower	Guarantor
M/s Vinayaka Prime Vehicles Pvt Ltd	Mr.Ajith PA
Mr.S Ajith Kumar (Managing Director)	Pottassery House, House No:14 /1559
Pulamon PO	Chullickal PO,Thoopupadi
Kottarakkara 691531	Cochin,Ernakulam 682005
Guarantor	Guarantor
Mr.K Ramanan	Mr.Sarath Kumar
Nirmala Bhavan	S/o Sasidharan Pillai
Paruthanpara,Ezhukone	252 (6/415), Sarath Nivas,6, Kreepra
Kottarakkara	Kreepra Panchayath,
Kollam 691505	Kottarakkara 691538
Guarantor	
Mr.S Ajith Kumar	
S/o Sugathan	
Vinayaka,Avanoor Muri	
Neduvathoor	
Kottarakkara	
691506	

Dear Sir/Madam,

1. Corporation Bank, **KOTTARAKKARA BRANCH**, the secured creditor, issued a **demand notice dated**,02.01.2017 under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, calling upon you to pay the dues within the time stipulated therein. Since you failed to comply with the said notice within the period stipulated, the Authorised Officer, has taken possession of the immovable secured assets under Section 13(4) of the Act read with Rule 8 of Security Interest (Enforcement) Rules, 2002. **Possession notice dated 03.08.2017** issued by the Authorised Officer, as per appendix IV to the Security Interest (Enforcement) Rules, 2002 was delivered to you and the same was also affixed to the properties mortgaged with the Secured Creditor, apart from publication of the same in newspapers.Please note that you are informed about your right to redeem your property within the time available under section 13(8) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, which you have failed to honour.

2. As you have failed to clear the dues of the secured creditor, the immovable secured assets that have been taken possession of by the authorised officer, will be sold by holding **public E-auction on 25.09.2019 between 11.45am to 1.15pm by inviting bids from the public through online on e-auction portal <https://bankauctions.in>**

3. You are also requested to ensure participation by parties interested in buying the immovable secured assets in the sale as proposed above.

4. A copy of the terms of sale is enclosed for your reference. Please note the auction will be conducted through E-auction mode on the date and time mentioned in the enclosed terms of sale.

Yours faithfully

Place: Kottarakkara
Date: 03.09.2019

AUTHORISED OFFICER
CORPORATION BANK



CORPORATION BANK
KOTTARAKKARA BRANCH

TERMS AND CONDITIONS OF SALE OF IMMOVABLE/MOVABLE SECURED ASSETS:

1) Name and addresses of the Borrower/Guarantor											
Borrower	<table border="1" style="width: 100%;"> <tr> <td style="width: 25%;">1.</td> <td>M/s Vinayaka Prime vehicles Pvt.Ltd Mr.S Ajith Kumar (Managing Director) Pulamon PO Kottarakkara Kollam</td> <td style="width: 25%;">Guarantor Mr. Ajith Kumar S/o Mr.Sugathan 57(6/16), Vinayaka,5,Vallam Neduvathoor Panchayath, Kottarakkara 691506</td> <td style="width: 25%;">Guarantor K Ramanan S/o Kuttappan Nirmala Bhavan Paruthumpara ward Ezhukone Kottarakkara</td> <td style="width: 25%;">Guarantor Mr.Sarath Kumar S/o Sasidharan pillai 252(6/415),Sarath Nivas 6,Kreepra,Kreepra panchayath, Kottarakkara</td> </tr> <tr> <td></td> <td></td> <td>Guarantor Ajith PA Pottassery House House No:14/1559 Cochin Corporation,Chullickal PO Thoopupadi Cochin,Ernakulam</td> <td></td> <td></td> </tr> </table>	1.	M/s Vinayaka Prime vehicles Pvt.Ltd Mr.S Ajith Kumar (Managing Director) Pulamon PO Kottarakkara Kollam	Guarantor Mr. Ajith Kumar S/o Mr.Sugathan 57(6/16), Vinayaka,5,Vallam Neduvathoor Panchayath, Kottarakkara 691506	Guarantor K Ramanan S/o Kuttappan Nirmala Bhavan Paruthumpara ward Ezhukone Kottarakkara	Guarantor Mr.Sarath Kumar S/o Sasidharan pillai 252(6/415),Sarath Nivas 6,Kreepra,Kreepra panchayath, Kottarakkara			Guarantor Ajith PA Pottassery House House No:14/1559 Cochin Corporation,Chullickal PO Thoopupadi Cochin,Ernakulam		
1.	M/s Vinayaka Prime vehicles Pvt.Ltd Mr.S Ajith Kumar (Managing Director) Pulamon PO Kottarakkara Kollam	Guarantor Mr. Ajith Kumar S/o Mr.Sugathan 57(6/16), Vinayaka,5,Vallam Neduvathoor Panchayath, Kottarakkara 691506	Guarantor K Ramanan S/o Kuttappan Nirmala Bhavan Paruthumpara ward Ezhukone Kottarakkara	Guarantor Mr.Sarath Kumar S/o Sasidharan pillai 252(6/415),Sarath Nivas 6,Kreepra,Kreepra panchayath, Kottarakkara							
		Guarantor Ajith PA Pottassery House House No:14/1559 Cochin Corporation,Chullickal PO Thoopupadi Cochin,Ernakulam									
2)	Name and address of the Secured Creditor										
	CORPORATION BANK Kottarakkara Branch Tharakans building,Pulamon PO Kottarakkara 691531										
3)	The description of immovable secured assets,to be sold.										
	Property 1: All that piece and parcel of land to an extent of 58.10 ares in the name of Mr.Ramanan in Re.Sy..No:246/13 & Re.Sy.No:246/17 in Ezhukone Village,Kottarakkara taluk,Kollam Dist										
	East KIP Canal & Property of Palavila Puthen Veedu										
	South Road&Property of Palavila Puthen Veedu										
	North Property of Mr.Gheevarghese Umman, Government property & Road										
	West Thodu,Property of Mr.Itty,Pallickal & property of Palavila puthen veedu										
	Property 2 : All that piece and parcel of land to an extent of 83.74 ares of land in Re.Sy.No:190/3-2-1,190/3/2-2,190/3/3-3,190/3/3-4,189/1,189/7-1 in the name of Ajith PA in Madapally village,Changanassery Taluk,Kottayam Dist										
	East Property of Mr.Antony Joseph										
	South Property of Mr.Devasya,Kizhakkechira & Mr.Sankara Pillai										
	North Road										
	West Property of Mr.MJ Mathai										
	Property 3: All that piece and parcel of land to an extent of 38.30 ares of land and small hut in the name of Ajith Kumar in Re.Sy.No:402/3in Mylom Village,Kottarakkara Taluk,Kollam Dist										
	East Property of Mr.Abdul Kalam & Mr.Abdul Jabbar										
	South Property of Mr.Jalaludheen										

		North	Road
		West	Property of Mr.Bhaskaran Achari
4)	The details of encumbrances, if any, known	Nil	
5)	Last date for submission of EMD & e-Bid Form	On or before 24.09.2019 before 5.00 pm Bidders have to submit EMD through NEFT/RTGS at Authorised Officer, SARAFESI a/c at Kottarakkara branch. Account No.510101000797072 and IFSC Code-CORP0000614	
6)	Date & time of auction	Between 11.45 am to 1.15 pm on 25.09.2019 (With 10 min unlimited auto extension)	
7)	The secured debt for the recovery of which the immovable secured asset is to be sold	Rs.15,82,51,323/- (Rupees Fifteen crore Eighty Two lakh Fifty One thousand Three Hundred & Twenty Three only) with interest and costs as on date onwards less amount if any paid thereafter.	
8)	Reserve price for the properties below which the movable/immovable property may not be sold:	Property 1: Rs.85.00 lakhs Property 2: Rs.2.00 crores Property 3: Rs.1.01 crores	
9)	The intending bidder shall deposit with the Authorised Officer an amount equivalent to Property 1: Rs.8.50 lakhs ,Property 2:Rs. 20.00lakhs,property 3:Rs.10.10 lakhs by way of Earnest Money Deposit in the account of Corporation Bank,Kottarakkara Branch by Demand Draft, NEFT/RTGS or Internet payment to account No.510101000797072 and IFSC Code CORP0000614 ,simultaneously bidder has to submit the e-bid form available on foreclosureindia.com website/before the date and time mentioned above and shall obtain written receipt thereof from the branch/Authorised Officer.The intending bidders shall mention the property item i.e. “(Furnish the name of the account or mortgagor. If more than one property the same may be described as item No:.....)” for which the EMD has been tendered.		
10	Full name and address of the bidder with their identity proof and PAN card has to be furnished while filling up the e-bid form on E-auction agency’s website https://bankauctions.in website.		
11	Bank, the Secured Creditor, reserves the right to accept / reject the highest bid without assigning any reason thereof or to cancel the sale.		
12	In case of bidding the same shall not be less than Rs.1,00,000/-in excess of highest bid amount or the immediate preceding bid, as the case may be with multiple increment value of Rs.1,00,000/-		
13	The sale will be confirmed in favour of the highest bidder and the confirmation of sale shall be subject to the confirmation by the Secured Creditor. In case of single bid received, the sole bidder shall be declared as the successful bidder		
13.1	Bids once made shall not be cancelled or withdrawn		
14	The successful bidder so declared by the Authorised Officer shall deposit 25% of the sale price (inclusive of EMD) by Cash /DD/NEFT/RTGS/Internet Transfer /Cheque subject to realization to account No. 510101000797072 and IFSC Code- CORP0000614 , immediately on the sale day or not later than next working day and the balance 75% of the Sale Price on or before 15 th day of confirmation of Sale or within such extended period as agreed upon in writing not exceeding 3 months.		
14.1	In case of failure to participate in the auction by logging into the online bidding portal or in the event of failure of the successful bidder to tender 25% (15%+EMD), of the sale price as per the terms of Sale, the EMD deposited by him shall be forfeited to secured creditor and the bid accepted shall stand cancelled automatically.		
15	In default of payment of balance amount of purchase price before 15 days from the date of confirmation of sale by the Secured Creditor or such extended period as may be mutually agreed upon between the parties(not exceeding 3 months) the deposit of 25% of the amount of sale price made shall be forfeited and the property shall forthwith be sold again and the defaulting purchaser shall forfeit all claim on the property or to any part of the sum for which it may be subsequently sold.		
16	On confirmation of sale by the secured creditor and if the terms of payment have been complied with by the successful bidder, the Authorised Officer shall issue a certificate of sale of immovable property in favour of the purchaser in <u>Appendix-V to the Security Interest (Enforcement) Rules, 2002.</u>		
17	The Authorised Officer may, where the immovable property sold is subject to any encumbrances, if he thinks fit, allow the purchaser to deposit with him the money required to discharge the encumbrances and any interest due thereon together with such additional amount that may be sufficient to meet the contingencies or further costs, expenses and interest as may be determined by him.		
18	On such deposit of money for discharge of encumbrances, the Authorised officer may issue or cause the purchaser to issue the notices to the persons interested in or entitled to the money deposited with him and take steps to make the payment accordingly.		
19	Legal charges for conveyance, stamp duty and registration charges as applicable will be borne by the successful bidder.		
20	The Authorised Officer will deliver the immovable property on the basis of physical possession taken to the purchaser free from encumbrances, known to the Secured Creditor on deposit of money by the purchaser towards the discharge of such encumbrances.		
21	The certificate of sale will be issued specifically mentioning whether the purchaser has purchased the immovable secured assets free from any encumbrances known to the secured creditor or not.		

22	The unsuccessful bidders who have deposited EMD shall be entitled to have the same refunded without any interest immediately after the confirmation of sale by the Authorised Officer in favour of successful bidder
23	If the Borrower were to pay to the Authorised Officer the entire amount due, with the up-to-date expenses including the expenses in taking possession and conducting the sale, to the secured creditor before e-Auction, the sale by E- auction may be cancelled by the Authorised Officer.
24	The above immovable secured assets will be sold in “As is where is” , “as is what is” and “whatever there is” condition
24.1	The Sale shall be subject to the outcome of SA No: 23/18 pending before DRT Ernakulam
25	The intending bidders may, if they choose, after taking prior appointment from the Authorized Officer, inspect the immovable secured assets to be sold before the date of E-Auction.
26	The entire sale consideration shall be exclusively available for appropriation towards dues to the Bank and it is exclusive of encumbrances of all statutory dues and other dues if any, all of which have to be paid / settled by the proposed purchaser out of his own sources.
27	The E-auction will be conducted through portal https://bankauctions.in on 25/09/2019 from 11.45am to 1.15pm with unlimited extension of 10 min. The intending bidder is required to register their name at https://bankauctions.in and get user ID and" password free of cost and get training / on-line training on E-Auction from 4closure ,Contact No: 040-23836405, Mob:8142000062/63/30/66,Email id:- prakash@bankauctions.in , Contact No: 9515160062) or sudheesh@bankauctions.in Contact no: 9515160064
28	To the best of Information and Knowledge of the Authorised Officer, there is no encumbrance on the property. However the intending bidders should make their own independent enquiry regarding the encumbrances, title of the property put on auction and the claims / rights/ dues affecting the property, prior to submitting their bid. The E Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Bank to sell the property and the Authorised Officer has right to cancel the auction without assigning any reason. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/rights/dues.

Place: Kottarakkara
Date:03.09.2019

Authorized officer
Corporation Bank

**AUCTION SALE OF IMMOVABLE ASSETS UNDER SECURITY INTEREST (ENFORCEMENT)
RULES, 2002 through E-Auction**

E-AUCTION APPLICATION FORM

FOR THE PROPERTY _____

1. Name of the Bidder (s) (in capitals) :
2. Father's/Husband's Name :
3. Date of Birth & Age :
4. Postal Address of Bidders (proof to be enclosed) :
5. Phone Nos. : Landline : Mobile :
6. E-Mail ID of Bidder/Participant :
7. Bank account details to which EMD amount is to be
Refunded :
- Type of Account : Saving/Current/CC
- Name of A/c Holder :
- Bank A/c No. :
- IFSC Code No. :

Bank & Branch Name :

8. PAN Number of Bidder (copy to be enclosed) :

9. EMD remittance details :

Date of remittance details :

Name of Bank & Branch :

Account No. :

IFSC Code No.

DECLARATION

I, _____ s/o Sri _____, aged about _____ years, R/o _____ do hereby express my interest for participation in e-auction being conducted by Corporation Bank, (**No. 3 Furnish the Branch Name and address**) for purchase of the property and declare that I have read, understood and agree to all the terms and conditions of e-Auction sale and shall abide by them. In the event, I am not being declared as successful bidder in the e-Auction, the EMD amount paid by me may be credited to my Bank Account furnished herein above.

(Signatrue of the Bidder/s)

Note: 1. In case of multiple bidders, the details shall be given in a tabular form on a separate sheet.

2. Auction Application Form duly filled in may be submitted to Corporation Bank, (**No.3 Furnish the name of the Branch**)by.....(**Furnish the last date for submission of bids**)and / or uploading the form along with scan copy of identity proof with E Auction portal as specified in the terms of sale for getting qualified to participate in the e-auction. If there are more than one property, the said requirements to be made on each property.