

यूनियन बैंक ऑफ इंडिया Union Bank of India

Khaise Building, Near Benziger Building, Beach Road, Kollam -691 001

Telephone: 474-2746112, 2746113 Email: kollam@unionbankofindia.com

M/S SREE DURGA TRADING COMPNY PP III, 196B, PAVITHRESWARAM, PUTHOOR P O, KOLLAM 691 507	Mr PRADEEP KUMAR D, Partner, DURGA VIHAR, THEKKUMCHERRY, PUTHOOR P O, KOLLAM - 691 507	Ms. PRAVEENA I R, Partner, DURGA VIHAR, THEKKUMCHERRY, PUTHOOR P O, KOLLAM -691 507	Mr. PRADEEP KUMAR, (Guarantor) PRASNATH NILAYAM, PUTHOOR, THEVALAPPUAM P O, KOLLAM -691507
Ms. PRAVEENA I R, (Guarantor) DURGA VIHAR, THEKKUMCHERRY, PUTHOOR P O, KOLLAM - 691 507	Ms. PRAJITHA I R, (Guarantor) DURGA VIHAR, THEKKUMCHERRY, PUTHOOR P O, KOLLAM - 691 507	Mr. PRASANTH D, (Guarantor) PRASNATH NILAYAM, PUTHOOR, THEVALAPPUAM P O, KOLLAM -691507	

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the **symbolic possession** of which has been taken by the Authorized Officer of Union Bank Of India, Kollam (M) Branch, will be sold on “As is where is”, “As is what is”, and “Whatever there is” condition on **24-10-2019** for recovery of Rs.1,26,24,100.96 (Rupees One Crore Twenty Six Lakhs Twenty Four Thousand One Hundred and Ninety paise 96 only) plus interest from 01-05-2019 and other expenses, due to Union Bank Of India, Kollam (M) Branch from the borrowers and guarantors Mr.Pradeep Kumar D, Ms.Praveena I R, Ms.Prajitha I R(all residing at Durga Vihar, Thekkumcherry, Puthoor P O, Kollam), Pradeep Kumar and Prasanth D (both residing at Prasanth Nilayam, Puthoor, Thevalappuram P O, Kollam) of M/S Sree Durga Trading Company .

The Description of the Property, Reserve Price and Earnest Money Deposit of the Secured assets are given below.

	Description of the propert	Reserved Price	Earnest Money Deposit
Property No 1	21.30 ares in Re.Sy.No.182/13 in Puthoor Village, Kottarakara Taluk, Kollam District owned and mortgaged by Mr. Prasanth D bounded by – East: Property of Viswanathan & others, West: KIP canal, North: Property of Jagadamma & Muraleedharan Pillai, South: Panchayath Road	Rs.64,15,000/-	Rs.6,41,500/-
Property No 2	6.07ares in Re.Sy.No.114/5/3 (Sy.No.28/7) in Puthoor Village, Kottarakara Taluk, Kollam District owned and mortgaged by Ms. Praveena I.R. bounded by – East: Property of Indira Bai, West: Panchayath Road, North: Property of Raveendran Pillai, South: Property of Lalitha Bai	Rs.47,09,000/-	Rs.4,70,900/-
Property No 3	22 ares in Re.Sy.No.115/9(Sy. No 28/3) Puthoor Village, Kottarakara Taluk, Kollam District owned and mortgaged by Ms. Prajitha I.R. bounded by – East: Property of Prabhakaran Pillai, West: Property of Raveendran Nair, North: Property of Prabhakaran Pillai, South: Property of Appukuttan and Pillai	Rs.27,50,000/-	Rs.2,75,000/-
Property No 4	13.30 ares i.e. 5.21 ares and 8.09 ares in Re.Sy.Nos.117/5 & 117/5-2 respectively, of Puthoor Village, Kottarakara Taluk, Kollam District owned and mortgaged by Ms.Prajitha I.R bounded by – East: property of Konantazhikam, West: Panchayath Road, North: property belonging to Kottorazhikam, South: property of Oottupuzha	Rs.86,45,000/-	Rs.8,64,500/-

For detailed process, terms and conditions of the sale, please refer to the website <https://bankauctions.in> & www.foreclosureindia.com and www.unionbankofindia.co.in

This may also be treated as notice u/r 8(6)/Rule 9(1) of Security Interest (Enforcement) Rules, 2002 to the borrower/s and guarantor/s of the said loan about the holding of E-Auction Sale on the above mentioned date.

Date: 20-09-2019

Place: Kollam

कृते युनियन बैंक ऑफ इंडिया
For UNION BANK OF INDIA
Authorized Officer
प्राधिकृत अधिकारी / Authorised Officer

KOLLAM MAIN BRANCH KHAISE BUILDING, NEAR BENZIGER BUILDING, BEACH ROAD, KOLLAM - 691001 TEL – 0474 2746112,2746113 Email: kollam@unionbankofindia.com
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TERMS & CONDITIONS OF ONLINE E- AUCTION SALE

1.	Name of Borrower / Mortgagor / Guarantor	Borrower: M/s Sree Durga Trading Company Partner – Mr Pradeep Kumar D, Mrs Praveena I R, Guarantor – Ms Prajitha I R, Mr Prasanth D
2.	Date and time of Auction	24-10-2019 between 11.30 AM To 12.30 PM with unlimited extension of "10" minutes i.e., the end time of e- auction will be extended by 10 Minutes each time if bid is made within the last 10 minutes before closure of auction.
3.	Last date of submission of bids	22-10-2019 up to 5:00 PM
4.	Debt Due with interest and cost	Rs. 1,26,24,100.96 (Rupees One crore Twenty Six lakhs Twenty four thousand One hundred and paise Ninety six only) plus interest from 01-05-2019 and other expenses
5.	Date & Time of inspection of property for intending purchasers	19-10-2019 – Between 11:00 AM and 3:00 PM.
6.	Details of encumbrances over the property, as known to the Bank	

SCHEDULE OF PROPERTY

(Amt in Rs)

Lot	Description of property	Reserve price	EMD	Bid Increment amount by
1	All that part & parcel of the property consisting of 21.30 ares of land & building in Re.Sy.No.182/13 in Puthoor Village, Kottarakara Taluk, Kollam District owned and mortgaged by Mr. Prasanth D bounded by – East: Property of Viswanathan & others, West: KIP canal, North: Property of Jagadamma & Muraleedharan Pillai, South: Panchayath Road	64,15,000/-	6,41,500/-	20,000/-
2	All that part & parcel of the property consisting of 6.07 ares of land & building in Re.Sy.No.114/5/3 (Sy.No.28/7) in Puthoor Village, Kottarakara Taluk, Kollam District owned and mortgaged by Ms. Praveena I.R. bounded by –	47,09,000/-	4,70,900/-	20,000/-



	East: Property of Indira Bai, West: Panchayath Road, North: Property of Raveendran Pillai, South: Property of Lalitha Bai			
3	All that part & parcel of the property consisting of 22 ares of land in Re.Sy.No.115/9(Sy. No 28/3) Puthoor Village, Kottarakara Taluk, Kollam District owned and mortgaged by Ms. Prajitha I.R. bounded by – East: Property of Prabhakaran Pillai, West: Property of Raveendran Nair, North: Property of Prabhakaran Pillai, South: Property of Appukuttan and Pillai	27,50,000/-	2,75,000/-	20,000/-
4	All that part & parcel of the property consisting of 13.30 ares i.e. 5.21 ares and 8.09 ares of land in Re.Sy.Nos.117/5 & 117/5-2 respectively, of Puthoor Village, Kottarakara Taluk, Kollam District owned and mortgaged by Ms.Prajitha I.R bounded by – East: property of Konantazhikam, West: Panchayath Road, North: property belonging to Kottorazhikam, South: property of Oottupuzha	86,45,000/-	8,64,500/-	20,000/-

11. The Property is being sold on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" and "WITHOUT RECOURSE" basis. As such, sale is without any kind of warranties & indemnities
12. Particulars of the property / assets (viz. extent & measurements) specified in the E-Auction Sale Notice has been stated to the best of information of the Bank and Bank shall not be answerable for any error, misstatement or omission. Actual extent & dimensions may differ.
13. E-Auction Sale Notice issued by the Bank is an invitation to the general public to submit their bids and the same does not constitute and will not be deemed to constitute any commitment or any representation on the part of the Bank. Interested bidders are advised to peruse the copies of title deeds with the bank and to conduct own independent enquiries /due diligence about the title & present condition of the property / assets and claims / dues affecting the property before submission of bid/s.
14. Auction/bidding shall only be through "**online electronic mode**" through the website <https://bankauctions.in> & www.foreclosureindia.com provided by the service provider M/s 4Closure, Hyderabad who shall arrange & coordinate the entire process of auction through the e-auction platform. For details, help, procedure and online bidding on e-auction prospective bidders may contact the Service Provider M/s 4Closure, Hyderabad. Contact No. 040-23836405, 8142000062/66, Email ID: info@bankauctions.in & prakash@bankauctions.in & sudheesh@bankauctions.in , who shall arrange & coordinate the entire process of auction through the e-auction platform. The intending bidders must have valid email id to participate in online auction.
15. The bidders may participate in e-auction for bidding from their place of choice. Internet connectivity shall have to be ensured by bidder himself. Bank/service provider shall not be held responsible for the internet connectivity, network problems, system crash own, power failure etc.



16. For details, help, procedure and online bidding on e-auction prospective bidders may contact the Service Provider M/s 4Closure, Hyderabad who shall arrange & coordinate the entire process of auction through the e-auction platform. For details, help, procedure and online bidding on e-auction prospective bidders may contact the Service Provider M/s 4Closure, Hyderabad. Contact No. 040-23836405, 8142000062/66, Email ID: info@bankauctions.in & prakash@bankauctions.in & sudheesh@bankauctions.in. Contact person: Mr. Sudheesh (+91-9515160064) or Jaya Prakash (Mob: 9515160062).
17. For participating in the e-auction sale the intending bidders should register their details with the service provider M/s 4Closure, Hyderabad well in advance and shall get the user id and password. Intending bidders are advised to change only the password immediately upon receiving it from the service provider.
18. For participating in e-auction, intending bidders have to deposit a refundable EMD of 10% of reserve price by way of RTGS/NEFT/Funds Transfer to the credit of A/c 361401010035547 (Account name: E AUCTION SREE DURGA TRADING CO), UNION BANK OF INDIA **KOLLAM MAIN** Branch through IFSC Code: UBIN0536148 or by DD/Pay order favouring The Authorized Officer, Union Bank of India, **Kollam Main** Branch payable at Kollam, Kerala before 5 PM on 22-10-2019
19. The intending bidders should submit the duly filled in Bid Form (format available in the above website) along with the DD / PO / quoting the UTR No. of NEFT/RTGS remittance towards EMD in a sealed cover addressed to the Authorized Officer, Union Bank of India, Kollam Main Branch, **latest by 5 PM on 22-10-2019**. The sealed cover should be super scribed with "**Bid for participating in E-Auction Sale in the A/c of M/s Sree Durga Trading Co**". *Separate Bid form and EMD is required for each Lot.*
20. After expiry of the last date of submission of bids with EMD, Authorised Officer shall examine the bids received by him and confirm the details of the qualified bidders (who have quoted their bids over and above the reserve price and paid the specified EMD with the Bank) to the service provider M/s 4Closure, Hyderabad to enable them to allow only those bidders to participate in the online *inter se* bidding /auction proceedings at the date and time mentioned in E-Auction Sale Notice.
21. Interse bidding among the qualified bidders shall start from the highest bid quoted by the qualified bidders. During the process of interese bidding, there will be unlimited extension of "10" minutes each, i.e the end time of e- auction shall be automatically extended by 10 Minutes each time if bid is made within 10 minutes from the last extension.
22. Bids once made shall not be cancelled or withdrawn. All bids made from the user id given to bidder will be deemed to have been made by him alone.
23. Immediately upon closure of E-Auction proceedings, the highest bidder shall confirm the final amount of bid quoted by him BY FAX both to the Authorised Officer, Union Bank of India, Kollam Main Branch and the Service Provider for getting declared as successful bidder in the E-Auction Sale proceedings.



24. The successful bidder shall deposit 25% of the bid amount (including EMD) on the same day of the sale, being knocked down in his favour and balance 75% of bid amount within 15 days from the date of sale by RTGS/NEFT/Funds Transfer to the credit of A/c No: 361401010035547 (Account name: E AUCTION SREE DURGA TRADING CO), Union Bank Of India KOLLAM MAIN through IFSC Code: UBIN0536148 or by DD/Pay order favoring Union Bank of India, Kollam Main Branch, payable at Kollam , Kerala.
25. In case of default in payment of above stipulated amounts by the successful bidder / auction purchaser within the stipulated time, the sale will be cancelled and the amount already paid (including EMD) will be forfeited and the property will be again put to sale.
26. At the request of the successful bidder, the Authorised Officer in his absolute discretion may grant further time in writing, for depositing the balance of the bid amount.
27. Municipal / Panchayat Taxes, Electricity dues (if any) has to be paid by the successful bidder before issuance of the sale certificate. Bids shall be made taking into consideration of all the statutory dues pertaining to the property.
28. Sale Certificate will be issued by the Authorised Officer in favour of the successful bidder only upon deposit of entire purchase price / bid amount and furnishing the necessary proof in respect of payment of all taxes / charges.
29. Applicable legal charges for conveyance, stamp duty, registration charges and other incidental charges shall be borne by the auction purchaser.
30. The Authorized officer may postpone / cancel the E-Auction Sale proceedings without assigning any reason whatsoever. In case the E-Auction Sale scheduled is postponed to a later date before 30 days from the scheduled date of sale, it will be displayed on the website of the service provider.
31. The decision of the Authorised Officer is final, binding and unquestionable.
32. All bidders who submitted the bids, shall be deemed to have read and understood the terms and conditions of the E-Auction Sale and be bound by them.
33. The interested bidder may contact the AUTHORISED OFFICER Mr. Suresh R, Chief Manager, Union Bank of India, Regional Office Trivandrum or Kollam Main Branch for ascertaining the details of auction and inspection of property on the date as mentioned above. Contact No. 0471-2561157/163/103/104, Fax.No: 04712561101. Branch Contact 0474 2746112, 2746113, , e-mail ID: kollam@unionbankofindia.com or crldrotrivandrum@unionbankofindia.com

Place: 20-09-2019

Date: KOLLAM

कृते युनियन बैंक ऑफ इंडिया
 For UNION BANK OF INDIA
 Chief Manager & Authorized Officer
 Union Bank of India, Kollam Main Branch
 प्राधिकृत अधिकारी / Authorised Officer

Special Instructions / Caution:

Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Union Bank of India nor the Service Provider will be responsible for any lapses/failure (Internet failure, Power failure, etc) on the part of the bidder 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 and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.



LOT - 1



LOT - 2



LOT - 3



LOT - 4

