



APPENDIX IV-A
[See proviso to rule 8(6)]
SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY(IES)

E-Auction Sale Notice for Sale of Immovable Asset under the Securitisation and Reconstruction of Financial Assets of 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 Muthoot Housing Finance Company Limited ("Secured Creditor"), the **Symbolic Possession** of which has been taken by the Authorised Officer of Secured Creditor will be sold on "As is where is", "As is what is", "Whatever there is" and "without recourse" basis on 18-March-2025 from 11:00 am to 12:00 pm for recovery of **Rs.10,27,685/- (Rupees Ten Lakhs Twenty Seven Thousand Six Hundred Eighty Five Only)** pending towards Loan Account No.11104081275, by way of outstanding principal, arrears (including accrued late charges) and interest till 07-February-2025 with applicable future interest in terms of the Loan Agreement and other loan related document(s) w.e.f. 08-February-2025 along with legal expenses and other charges due to Secured Creditor from **Baiju K R Alias Byju K.R. and Jaimol Baiju and** . The Reserve Price will be Rs.22,00,000/- and the Earnest Money Deposit (EMD) i.e. 10% of Reserve Price will be Rs.2,20,000/-.

The EMD shall be paid by Demand Draft / Pay Order Payable at Mumbai favoring "Muthoot Housing Finance Company Limited", having its branch office at Door No. 52/3197, Second Floor, Kadamat Building, Nh Bypass Vyttila, Kochin -19, Kerala -682019 with the tender/ bid documents in order to participate in the e-auction before the last date of bid submission on /or before 17-March-2025. The successful bidder shall pay 25% amount of the sale price (less 10% EMD of the Reserve Price submitted with bid form) immediately i.e. either on the same day or not later than the next working day and the remaining balance of the Sale Price shall be paid within 15 days from the date of confirmation of sale.

Encumbrance known to the Secured Creditor : No known encumbrance

The borrower(s)/ Guarantor (s) . Mortgagor(s) attention is invited to provision of sub -section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets,

This notice should be considered as notice to the Borrower(s)/ Guarantor(s)/ Mortgagor(s) under 8 and 9 of The Security Interest (Enforcement) Rules, 2002.

For detailed terms and conditions of sale, please refer our website <https://muthoothousing.com> and web portal of M/s e-Procurement Technologies Limited – (Auction Tiger) <https://sarfaesi.auctiontiger.net/EPROC/>

DESCRIPTION OF THE IMMOVABLE PROPERTY (Secured Asset)

ALL THAT PART AND PARCEL OF PROPERTY OF LAND HAVING EXTENT OF 04.05 ARES IN SURVEY NO.142/20 A OF PANAVALLY VILLAGE, CHERTHALA TALUK, LYING IN SUB REGISTRATION DISTRICT OF PANAVALI AND IN REGISTRATION DISTRICT OF ALAPPUZHA

BOUNDED BY: EAST : PROPERTY OF C A NAZAR SOUTH : PROPERTY OF SADANANADAN WEST : PROPERTY OF BAIJU K R (AS PER LOCATION SKETCH & DEED) NORTH : PANCHAYATH ROAD

Date: 12-February-2025

Place: Kerala

Sd/-

Authorised Officer

For Muthoot Housing Finance Company Limited



TERMS AND CONDITIONS

1. Sale is strictly subject to the terms and conditions mentioned hereunder as per extant guidelines under SARFAESI Act, 2002 & also the terms and condition mentioned in the Bid/ Tender document to be submitted by the intending Bidder(s).
2. The E- Auction in being held on **“As is where is” and “As is what is” “whatever there is” and “no recourse basis”**. The auction will be conducted “on line” through MHFCL approved service provider web portal of M/s e-Procurement Technologies Limited – (Auction Tiger) <https://sarfaesi.auctiontiger.net/EPROC/>
3. The Bidder(s) shall submit their Bids for purchase of Secured Asset on or before the last date of bid submission in the prescribe completely filled Bid Form and Declaration (Format attached herewith) hereto alongwith self-attested KYC copies (i) Copy of PAN Card of bidder his/her identity proof (ii) the proof of current proof for communication, such as copy of the Passport, Election Commission Card, Ration Card, Driving license, Aadhar Card etc. The bidders will have to produce the original KYC documents for verification and Earnest Money Deposit (“EMD”) equivalent to 10 % of the Reserve Price or Bid quoted amount which shall be paid by Demand Draft / Pay Order **Payable at Mumbai favoring “Muthoot Housing Finance Company Limited”**, in a sealed envelope on the address mentioned in e-auction sale notice. Bidders have to submit the bid details and KYC on or before the last date and time of submission of bid given herein above bid received afterwards will not be considered and said bidder will not be eligible to participate in E-Auction.
4. Bidder(s) with incomplete Bid form or without EMD or after the prescribed date and time of submission of bids will be considered as invalid and shall be rejected.
5. On verification of bids and KYC documents, eligible bidders will be identified by Authorised Officer and their details will be provided to Auction Tiger who will in turn provide User Id and password to respective eligible bidders for participation in E- Auction on <https://sarfaesi.auctiontiger.net/EPROC/>. Afterwards, eligible bidder may avail online training on E- Auction from Auction Tiger prior to the date of E-Auction. Auction Tiger Help line Nos: 9173528727 & 63518 96643, Mr. Maulik Shrimali , E-mail Id: maulik.shrimali@auctiontiger.net to get login credential and E- Auction training.
6. Bidder shall have a valid e- mail id (E-mail id is absolute necessary for intending bidder) as all relevant information and allotment of ID and password by Auction Tiger may be conveyed through e-mail.
7. The Authorised Officer/ MHFCL nor M/s. e- Procurement Technologies Ltd. – Auction Tiger will not be responsible for any Internet network problem/ power failure / any other technical lapses / failure etc. In order to avoid such situation, the interested bidder should ensure that are technically well equipped with adequate power back etc for successfully participating in the E- Auction.
8. The particulars of the Schedule herein have been stated to the best of the information available with Auctioneer, and the Auctioneer shall not be liable for any error, misstatement or omission in such proclamation.
9. The Scheduled Property (ies) inspection can be done by the bidder on the date and time mentioned in the sale notice by contacting the Authorised Officer with prior intimation.
10. MHFCL shall make available to the prospective Bidder(s) all the relevant papers, documents, notices etc. with respect to Secured Assets and proceedings under the SARFAESI Act and Rules made thereunder for perusal / verification by the Bidder(s). The Bidder(s) may, if he / she / it / they so desire, peruse / verify the same at a time mutually convenient to MHFCL and the Bidder(s) with prior appointment on any working day other than Saturdays, Sundays and Bank holidays. However no photocopies of the documents etc. will be given to the prospective buyer(s) / Bidder(s) nor will be allowed to click/ take photographs of the documents.

11. By accepting this document, the Bidder undertakes to keep the information gathered during the due diligence process including information available as per MHFCL records / interaction with MHFCL officials, confidential and not to disclose the said information etc. to any person / entity and shall not use the said information etc., for any purpose other than making an Offer pursuant to the Bid Document / Auction Notice.
12. To the best of knowledge and information of Authorised Officer, there is no encumbrances on the property, however, the Bidder(s), in order to protect his/ their individual interest is/ are advised to verify the Secured Asset, conduct due diligence at his / their own costs in respect of the Secured Asset, as well as ascertain the known and unknown liabilities, encumbrances and any other dues from the concerned authorities or claimant to their satisfaction before submitting the Bid. Any Bid made shall be deemed to have been submitted after complete satisfaction of title (including mortgage / charge of any other Bank/ Financial Institution) of the property/ Secured Asset and / or all claims there against and after due and proper inspection of the Secured Asset and hence Bidder(s) shall not be entitled to make any requisition or raise any query / objection against vis -a- vis Authorised Officer / MHFCL as to Title (including mortgage / charge of any Bank/ Financial Institution) or condition of the Secured Asset or any part thereof or any dues/taxes/levies irrespective as to whether disclosed or undisclosed.
13. The Bidder(s) present in the auction would be allowed to improve their offers by way of inter se bidding among the bidders. The inter se bidding shall commence at the amount of highest bid received. The bidder(s) may improve their offer in multiples of Rs.10,000/-.
14. Authorised Officer / MHFCL reserves the right to reject any/or all the Offers including the highest Offer or adjourn, postpone or cancel the sale / auction without assigning any reason thereof.
15. The Property (ies) shall not be sold at a price lower than the prescribed Reserve Price in auction sale notice.
16. The bidder(s) shall submit the bid equivalent or above the reserve price. During online auction bidders will be allowed to improve the bid in inter-se bidding over and above the last bid quoted in multiple of bid incremental amount mentioned herein. An auto extension of 5 minutes time will be given in case of receipt of bid in last 5 minutes of the closing time of the e-auction, the closing time will be automatically get extended for 5 minutes. The Bidder who submits the highest bid (not below the Reserve Price) on closure of E-Auction process shall be declared as Successful Bidder and a communication to that effect shall be issued by the Authorised Officer/ MHFCL.
17. The Successful Bidder(s) shall have to pay 25% of the final bid amount (after adjusting 10% of the EMD already paid) on the same day or not later than next working days upon being declared as Successful Bidder(s) by the Authorized Officer in respect of the sale by DD/Pay Order/ or electronic means like RTGS/NEFT transfer.
18. The balance 75% of the Sale consideration shall have to be paid within 15 days from the date of confirmation of the sale to the Successful Bidder by the Authorized Officer or such extended period as agreed upon in writing by and solely at the discretion of MHFCL in any case not exceeding three months as per Rule 9(3) and 9(4) of Security Interest (Enforcement) Rules, 2002, by DD/Pay Order/ or electronic means like RTGS/NEFT transfer.
19. In case of default in payment at any stage or if the sale is not completed by the Successful Bidder within the stipulated time the Authorised Officer shall be entitled to cancel the sale and all the money/ EMD/ purchase consideration till then paid by the Successful Bidder will be forfeited and the property shall be resold and the defaulting purchaser(s)/ bidder(s) and as well the borrower shall not have any claim/ right in respect of the property / amount.
20. All dues, cost, expenses, taxes and outgoings, i.e., Municipal Taxes, Maintenance / Society Charges, Transfer charges, dues of builders, Electricity and water taxes or any other dues including Stamp Duty, GST,



Registration Charges, Transfer Charges and any other expenses and charges in respect of the registration of the Sale Certificate in respect of the said properties shall be borne by the Successful Bidder(s)/Purchaser(s).

21. In case of sale consideration exceeding Rs.50 lakhs, the Successful Bidder should deduct TDS @1% on the total sale consideration under section 194-IA of the Income Tax Act and deposit the same with Income Tax authority in the name of the Property owner and submit the details thereof to MHFCL.
22. The Authorised Officer reserves his right to vary any of the terms and condition of this notice for sale, without prior notice, at its discretion.
23. The Earnest Money Deposit ("EMD") will not bear any interest.
24. Demand Draft / Pay Order submitted by unsuccessful bidders shall be returned within seven days after conclusion of the E-Auction.
25. Bidder(s) making conditional offers may be treated invalid. Further any communication regarding change in bids already submitted will not be entertained. If Bidder wish to give a fresh offer, he may file a fresh bid alongwith appropriate EMD, at any time before the last prescribed date for submission of bids published in concerned advertisement of the Auction Sale Notice.
26. On completion of payment process the Authorised Officer will issue Sale Certificate and shall only be issued in the name of Successful Bidder(s), in whose name the bid is submitted.
27. Dispute if any, shall be within the jurisdiction of the Court of Law in Mumbai.
28. Word expression used herein shall be the same meaning respectively as assigned in the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

Authorised Officer
For Muthoot Housing Finance Company Limited

Date:

Place:

I, We hereby confirm and accept the terms and conditions of this Tender Documents, including Annexure hereof.

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Full Name of Bidder(s)



E- AUCTION SCHEDULE

AUCTIONEER	<u>AUTHORISED OFFICER:</u> Mr.
	Muthoot Housing Finance Company Limited
	Mob:
	E-mail Id: authorised.officer@muthoot.com
	<u>REGISTERED OFFICE:</u> TC No.14/2074/7, Muthoot Center, Punnen Road, Thiruvananthapuram-695034, Kerala
	<u>CORPORATE OFFICE:</u> 12/A 01, 13 th Floor, Parinee Crescenzo, Plot No. C38 & C39, Bandra Kurla Complex, 'G' Block (East), Mumbai-400051
	<u>BRANCH OFFICE:</u> Door No. 52/3197, Second Floor, Kadamat Building, Nh Bypass Vyttila, Kochin -19, Kerala -682019
LOAN ACCOUNT NUMBER	11104081275
AUCTION ID:	
RESERVE PRICE	Rs. 22,00,000
EARNEST MONEY DEPOSIT(EMD) THROUGH DEMAND DRAFT/ PAY ORDER	Rs.2,20,000
INSPECTION OF PROPERTY(IES)	<u>25-02-2025</u>
LAST DATE FOR SUMMISISON OF BID	17-March-2025
	At the following address: Door No. 52/3197, Second Floor, Kadamat Building, Nh Bypass Vyttila, Kochin -19, Kerala -682019
DATE AND TIME OF E-AUCTION	Auction date: 18-March-2025
	Time for Auction: 11.00 AM to 12.00 PM
	Extension of five minutes each in the event of bids placed in the last five minutes
DOCUMENTS	A. Terms and Conditions of E-Auction
	B. Bid/ Tender/ Auction documents – Annexure I
	C. Description Of Secured Asset
	D. Declaration: Annexure II
	E. Price Confirmation Letter: Annexure III
NOTE:	Bidder(s) are requested to submit completely filled forms with EMD amount and KYC documents

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Signature of Bidder(s)



ANNEXURE -I

BID/ OFFER/TENDER DOCUMENT FOR E-AUCTION

PROPERTY FOR SALE ON “AS IS WHERE IS” “WHATEVER THERE IS” AND WITHOUT ANY RECOURSE” BASIS

(Property taken possession under Securitisation and Reconstruction of Financial Assets and Enforcement of Security

Interest Act, 2002)

DETAILS OF BIDDER

Bidder Photo	Bidder Photo
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1) Name(s) of Bidder (in Capital): (In case the bidder is an entity, constitution of such entity and representative capacity supported with authorization to be submitted)	
2) Father's/Husband's: Name:	
3) Postal Address of Bidder(s):	
4) Phone/Cell Number:	
E-mail ID:	
Bank Account details to which EMD amount to be returned	
a) Bank Name & A/c. No.:	
b) IFSC Code No.:	
c) Branch Name:	

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Signature of Bidder(s)

5) Date of submission of bid:	
6) PAN Number:	
7) Property Item No.:	
8) Whether EMD remitted* (EMD Amount should be Drawn on Demand Draft only in favour of MHFCL)	Yes/No.
9) EMD remittance details	EMD Amount: Rs./-
	Date of remittance:
	Name of Bank:
	Branch:
	A/c. No.:
10) Bid Amount quoted:	IFSC Code No.:
	Rs./- (Rupees Only)

I/We declare that I/We have read and understood all the above terms and conditions of E-auction sale in respect of auction property mentioned in **SCHEDULE** and the auction notice published in the daily newspapers and the Bid document and shall abide by them. I / We, hereby unconditionally agree to confirm with and to be bound by the said terms and conditions of the bid/ tender/ offer documents of E-auction. I/We have satisfactorily inspected the auction property.

I/We confirm that the above particulars are correct, and the self-attested photocopies of documents furnished by me/us are true copy of their respective originals. If any information furnished by me/us is found to be incorrect at any stage, MHFCL may cancel/ reject my/our bid(s) and forfeit the money paid by me/us.

Date:

Place:

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Signature of Bidder(s)



DESCRIPTION OF SECURED ASSET

SCHEDULE A

ALL THAT PART AND PARCEL OF PROPERTY OF LAND HAVING EXTENT OF 04.05 ARES IN SURVEY NO.142/20 A OF PANAVALLY VILLAGE, CHERTHALA TALUK, LYING IN SUB REGISTRATION DISTRCT OF PANAVALI AND IN REGISTRATION DISTRICT OFALAPPUZHA BOUNDED BY: EAST : PROPERTY OF C A NAZAR SOUTH : PROPERTY OF SADANANADAN WEST : PROPERTY OF BAIJU K R (AS PER LOCATION SKETCH & DEED) NORTH : PANCHAYATH ROAD

.....
Signature of Bidder(s)

ANNEXURE -II

DECLARATION

Date: ____/____/____

To,
The Authorised Officer
Muthoot Housing Finance Company Limited

Dear Sir/ Madam,

I/We, the bidder(s) aforesaid do hereby confirm that, I/we have read and duly understood the terms and conditions for sale of immovable properties / secured assets mentioned in the E-Auction Sale Notice, Bid Document, Declaration etc. and understood them fully. I/We, hereby unconditionally agree to comply with and to be bound by the said terms and conditions:

1. The Sale of Immoveable Property(ies)/ Secured Asset shall be under the provision of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
2. The Secured Asset are being purchased by me/us on "As is where is Basis", "As is what is basis", Whatever there is basis" and "No recourse basis".
3. I / We have perused the relevant documents furnished by MHFCL and have done necessary legal, technical and financial due diligence with respect to the Secured Assets and submitted the Bid after due consideration of relevant facts and commercial aspects and not merely based on the information provided by the representations, made by MHFCL / Authorised Officer.
4. I/ We have satisfactorily inspected the Secured Asset(s).
5. I am / We are legally eligible to enter into necessary agreement / contract.
6. I/We have read the entire terms and conditions of the Bid Document and understood them fully. I/We, hereby unconditionally agree to confirm with and to be bound by the said terms and conditions. The purchase of the Secured Assets by me / us is on the terms and conditions of the Bid Document.
7. The information revealed by me /us in the Bid Form is true and correct. I/ We agree that if any information revealed by me / us is found to be incorrect the Bid submitted by me is liable to be rejected. The Authorised Officer / MHFCL will be at liberty to annul the Bid acceptance at any point of time. I/We also agree that after my/our Bid for purchase of the Secured Assets is accepted by MHFCL and I/we fail to accept or act upon the terms & conditions of the Bid or am /are not able to complete the transaction within the time limit specified in the Sale confirmation letter for any reason whatsoever and/or fail to fulfill any/all the terms & conditions, the Earnest Money Deposit and any other monies paid by me/us along with the bid and thereafter, are liable to be forfeited by Authorised Officer/ MHFCL.

Yours faithfully,

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Signature of Bidder(s)

KYC documents:

1) Aadhr Card
2) PAN Card
3) Passport
4) Driving License
5) Govt. Id Card.

ANNEXURE III

PRICE CONFIRMATION LETTER

To,

THE AUTHORISED OFFICER

MUTHOOT HOUSING FINANCE COMPANY LIMITED

REF: E-AUCTION DATED 18-March-2025

SUB: QUOTATION OF OFFER PRICE FOR E-AUCTION – SALE OF PROPERTY(IES) OF MUTHOOT HOUSING FINANCE COMPANY LIMITED OF PROPERTY BEING ALL THAT PART AND PARCEL OF PROPERTY OF LAND HAVING EXTENT OF 04.05 ARES IN SURVEY NO.142/20 A OF PANAVALLY VILLAGE, CHERTHALA TALUK, LYING IN SUB REGISTRATION DISTRICT OF PANAVALLI AND IN REGISTRATION DISTRICT OFALAPPUZHA BOUNDED BY: EAST : PROPERTY OF C A NAZAR SOUTH : PROPERTY OF SADANANADAN WEST : PROPERTY OF BAIJU K R (AS PER LOCATION SKETCH & DEED) NORTH : PANCHAYATH ROAD

Dear Sir,

I/ We confirm that I/ we have quoted Rs...../- (Rupees
..... Only) as my /our offer Price for the E-
Auction to be conducted on 18-March-2025.

However I/ We may further increase / enhance the Offer Price on the aforesaid date of E-Auction.

Yours faithfully,

.....
Signature of Bidder(s)

Name:

Date: