

BY REGISTERED POST WITH AD

Ref: GP:001:2025

Date: 18.02.2025

To,

1. Mr. S Ganeshan Pillai
Vrindavan, Vishnathukavu
MKRA-86A, Thirumullavaram P.O
Kollam – 691012, Kollam.
2. Mrs. Roja Ganesh
Vrindavan, Vishnathukavu
MKRA-86A, Thirumullavaram P.O
Kollam – 691012, Kollam.

Dear Sir/Madam,

Sub: Notice under Section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002

As you are aware, I on behalf of Muthoot Fincorp Ltd have taken possession of the assets described in Schedule of Sale Notice annexed hereto in terms of Section 13(4) of the subject Act in connection with outstanding dues payable by you to Muthoot Fincorp Ltd

The undersigned proposes to sell the assets (through e-auction) more fully described in the Schedule of Sale Notice.

Hence, in terms of the provisions of the subject Act and Rules made thereunder, I am herewith sending the Sale Notice (e-auction notice) containing terms and conditions of the sale. You are hereby given a last and final opportunity to discharge the liability in full as stated in the Sale Notice enclosed within **30 days from the date of this notice**, and reclaim the assets which have been possessed by the Muthoot Fincorp Ltd, failing which the assets will be sold as per the terms and conditions set out in the enclosed Sale Notice.

Gist of the sale notice for ready reference is given hereunder

Names and Addresses of the Borrowers

Mr. S Ganeshan Pillai Vrindavan, Vishnathukavu MKRA-86A, Thirumullavaram P.O.Kollam – 691012.	Mrs. Roja Ganesh Vrindavan, Vishnathukavu MKRA-86A, Thirumullavaram P.O Kollam – 691012.
--	---

Details of properties----- Residential property with House



All that piece and parcel of , being 8.91 ares of property in Survey No 50/2 and 50/3, Block No 313, Kollam West Village, Kollam Taluk, Kollam District with existing building thereupon. In Kollam Registration District, and Sub Registration Dist of Kollam

Boundaries

East	Road
West	Property of Sri. i Swaminathan
North	Property of Smt Rekha Pillai
South	Road

Name and Address of the Secured Creditor

Muthoot Fincorp Ltd, Muthoot Centre, Punnen Road, Thiruvananthapuram, 695 001
Email: moses.wf@muthoot.com, Phone No. 0471 4911647

Total liabilities

As on 31st March 2018 Rs. 2,24,00,003 /- (Rupees two crore twenty four lakhs and three Only) The above liability is exclusive of Interest, default charges and other charges and outgoings from 01.04.2018

Last Date & Time for receipt of tender documents

24.03.2025 before 5.00pm

Address in which the tender document to be submitted

W F Moses, Muthoot Fincorp Ltd, Muthoot Centre Punnen Road, Thiruvananthapuram, 695001 ,E.mail: moses.wf@muthoot.com Phone No. 0471 4911647

Reserve Price

Rs.340 Lakhs (Rupees Three hundred and forty lakhs only)

Date & Time of e- auction

25.03 .2025 between 11.30 am to 12:30 p.m (With unlimited extension of 5 minutes duration each till the conclusion of the sale)

EMD & last date of deposit of EMD

Rs.34.00 lakhs (Rupees Thirty four Lakhs only) 24.03.2025 before 5.00 pm

Portal of e- auction : <https://auctionfocus.in>

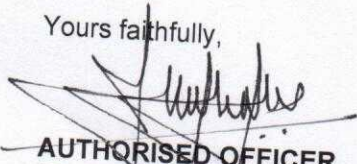
Other terms and conditions: Please visit : <https://auctionfocus.in>

Remarks

This notice is issued in Malayalam also. The English version shall be final in the event of any ambiguity/interpretation

This is without prejudice to any other rights available to the Company under the subject Act/ or any other law in force.

Yours faithfully,



**AUTHORISED OFFICER
MUTHOOT FINCORP LTD
ENCLOSURE – SALE NOTICE**



E-AUCTION NOTICE

SALE NOTICE OF IMMOVABLE PROPERTIES THROUGH E-AUCTION (ONLINE AUCTION) UNDER RULES 8(6) & (9) OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002

Notice is hereby given to the effect that the immovable properties described herein, taken possession under the provisions of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and Security Interest (Enforcement) Rules 2002, will be sold through e-auction on the following terms & conditions. E auction arranged by the service provider M/s Auction Focus Pvt Ltd **through the website** <https://auctionfocus.in>

1. Name and Address of the Secured Creditor: Muthoot Fincorp Ltd, Muthoot Centre,
Punnen Road, Thiruvananthapuram, 695 001
Email: moses.wf@muthoot.com
Phone No. 0471 4911647

2. Name and Address of the Borrowers:

Mr. S Ganeshan Pillai Vrindavan, Vishnathukavu MKRA-86A, Thirumullavaram P.O Kollam – 691012.	Mrs. Roja Ganesh Vrindavan, Vishnathukavu MKRA-86A, Thirumullavaram P.O Kollam – 691012.
--	---

3. Total liabilities

As on 31st March 2018 Rs. 2,24,00,003 /- (Rupees two crore twenty four lakhs and three Only) The above liability is exclusive of Interest, default charges and other charges and outgoings from 01.04.2018

4. Last Date & Time for receipt of tender documents : 24.03.2025 before 5.00pm

5. Address in which the tender document to be submitted: Muthoot Fincorp Ltd, Muthoot Center
Punnen Road,
Thiruvananthapuram, 695001
E mail: moses.wf@muthoot.com
Phone No. 0471 4911647

6. (a) Date & Time of e- auction: Date:25.03 .2025 between 11.30am to 12:30 PM
(With unlimited extension of 5 minutes duration each till the conclusion of the sale)
(b) Portal of e- auction: <https://auctionfocus.in>

7. Details of Property/ies: Residential property



All that piece and parcel of , being 8.91 ares of property in Survey No 50/2 and 50/3, Block No 313, Kollam West Village, Kollam Taluk, Kollam District with existing building thereupon.

Boundaries:

East	Road
West	Property of Sri. Swaminathan
North	Property of Smt Rekha Pillai
South	Road

In Kollam Registration District, and Sub Registration Dist of Kollam

8. Reserve Price

Rs.340 Lakhs (Rupees three hundred forty lakhs only)

9. EMD & last date of deposit of EMD:

Rs. 34.00 lakhs (Rupees thirty four lakhs only)
24.03.2025 before 5.00 pm

OTHER TERMS AND CONDITIONS

The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following conditions

- a. The property will be sold in "**as is where is and as is what is**" basis including encumbrances, if any.
- b. Auction / bidding shall be only through "Online Electronic Bidding" through the website <https://auctionfocus.in>. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- c. Prospective bidders may avail on line training on e-auction from M/s Auction Focus Pvt Ltd, B/304, Shivallik Plaza, Opposite AMA, IIM Road, Ambawadi, Ahmedabad – 380059 Phone No 9016641848 and E mail: support@auctionfocus.in.
- d. The property can be inspected, with Prior Appointment with Authorized Officer on or before 22.03.2025, 5.00 pm
- e. The property will not be sold below the Reserve Price and the participating bidders may improve their offer further during auction process.
- f. EMD amount of 10% of the Reserve Price is to be deposited by way of Demand draft in favour of Authorized Officer, Muthoot Fincorp Ltd, OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Muthoot Fincorp Ltd, A/c. No 626205211563 with ICICI Bank Ltd at MG Road, Trivandrum. IFSC Code ICIC0006262 on or before **24.03.2025 before 5.00 PM**
- g. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 24.03.2025, to Muthoot Fincorp Ltd Trivandrum, by hand or by email.,
 - (1) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR Number.
 - (2) Photocopies of PAN Card, ID Proof and Address proof. However, successful bidder would have to produce these documents in original at the time of making payment of balance amount of 25% of bid amount.
 - (3) Bidders Name. Contact No. Address, E Mail Id.
 - (4) Bidder's A/c details for online refund of EMD.
- h. The intending bidders should register their names at portal <https://eauction.npasource.com> the website and get their User ID and password free of cost.



- i. Prospective bidder may avail online training on E- auction from the service provider M/s Auction Focus Pvt Ltd, B/304, Shivallik Plaza, Opposite AMA, IIM Road, Ambawadi, Ahmedabad – 380059 Phone No 9016641848 and E mail: support@auctionfocus.in.
- j. EMD deposited by the unsuccessful bidder shall be refunded to them within 2 days of finalization of sale. The EMD shall not carry any interest.
- k. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs. 3,00,000 three lakh only). The bidder who submits the highest bid (not below the Reserve price) on closure of 'Online' auction shall be declared as successful bidder. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.
- l. The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), on the same day or not later than next working day on declaring him/her as the successful bidder and the balance on/before 15th day from the date of confirmation of sale by the secured creditor. If the successful bidder fails to pay the sale price within the period stated above, the deposit made by him shall be forfeited by the Authorized Officer without any notice and property shall forthwith be put up for sale again.
- m. All charges for conveyance, stamp duty and registration charges etc., as applicable shall be borne by the successful bidder only.
- n. Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- o. In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach Authorised Officer Muthoot Fincorp Ltd who as a facilitating center shall make necessary arrangements.
- p. **This notice is also a notice to the above said borrowers under Rule 8(6) of the Security Interest (Enforcement) Rules , 2002**
- q. For further details contact **W F Moses, Authorised Officer, Muthoot Fincorp Ltd Trivandrum (Ph.0471 4911647 e-mail moses.wf@muthoot.com).**

Special Instruction/Caution

Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Muthoot Fincorp Ltd nor the Service Provider will be responsible for any lapses/failure (Internet failure, Power failure, etc.) on the part of the bidder or vendor 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.

Place: Kollam
Date: 18.02.2025




**AUTHORISED OFFICER
MUTHOOT FINCORP LTD**