PALA URBAN CO-OPERATIVE BANK LTD No.1850

H. O. PALA Ph: 04822 211514, 200614, 201814

PALA P. O., Kottayam District

Email: ho@palaurban.bank.in

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 physical possession of which has been taken by the Authorised Officer of The PALA URBAN CO-OPERATIVE BANK LTD., Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on **25.11.2026** for recovery of **Rs. 34,48,910/-** due to the PALA URBAN CO-OPERATIVE BANK LTD., Secured Creditor from **Sri. Antony T George, Kottuviruthil, Karoor P. O,Kottayam.** of the Borrower.The reserve price will be Rs. 30,00,000/- and the earnest money deposit will be Rs. 25,000/-. For detailed terms and conditions of the sale, please refer to the link provided in The PALA URBAN CO-OPERATIVE BANK LTD., Secured Creditor's website i.e. www.palaurban.bank.in

DETAILS OF THE PROPERTY

All that part and parcel of the property having and extent of **14.15 Ares** of land and Block No. 19, Resurvey No.109/5-1 in TP No. 8551 of Vallichira Village Meenachil Taluk, Kottayam District owned by the above said **Sri. Antony T George, Kottuviruthil, Karoor P. O,Kottayam.** under Sale Deed No.1751/1/2011 of Sub Registrar Office Meenachil, and bounded: On the East by: Property of Azhikkannickal . On the South by: Road. On the West by Property of Nadapadavu. On the North by : Property of Kunnepurathu.

Reserve Price	Rs. 30,00,000
Earnest Money Deposit (EMD)	Rs.25,000/-
Amount due for recovery of which property is being sold	Rs. 34,48,910./- as on 31.10.2026 + further interest and cost.
Branch Name & Account Numbers	**Pala Branch** Personel ovedraft No.13
Last date for receipt of sealed tender	**25.11.2026 - 1.00 P.M**
Date, time and place of opening tender	**25.11.2026 at 2.00 P.M,** At Head Office PALA URBAN CO-OPERATIVE BANK LTD., Head Office Pala, Kottavam District.
Encumbrances	NIL to the knowledge of the Bank.

TERMS AND CONDITIONS OF SALE

1. The sale would be on "AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS CONDITION" and without recourse to the bank as to any statutory or other charges affecting the properties or any delay in completing the sale and there are no encumbrances binding on the bank.
2. It shall be the duty of the tenderers to verify the title, encumbrances, extent etc. in respect of the property and the bank shall not be responsible for any defect in title or variation in extent etc. if any.

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3. Offer for any amount below the reserve price mentioned above would be summarily rejected.
4. Earnest Money Deposit mentioned above should be deposited along with the tender by way of Demand Draft, favouring **PALA URBAN CO-OPERATIVE BANK LTD.,** and payable at **Pala or by Cash.**
5. Tenders in sealed cover superscribed **"TENDER FOR PURCHASE OF PROPERTY (A/c. Personal Overdraft No. 13 Sri. Antony T George, Kottuviruthil, Karoor P.O)"** should reach the **Authorized Officer, PALA URBAN CO-OPERATIVE BANK LTD., Head Office, Pala P.O, Kottayam District, on or before 1.00 P.M on 25.11.2026.**
6. Valid tenders will be opened at the time and place mentioned above in the presence of the available tenderers.
7. The Authorised Officer reserves right to allow **interse bidding** between the intending bidders present to obtain price higher than the price quoted by the highest tenderer.
8. The Authorized Officer shall have the right to cancel the entire sale process at any time or reject all or any of the tenders without assigning any reason.
9. The D.D for EMD, except the one relating to the highest bidder would be returned to the respective tenderers immediately.
10. On acceptance, the highest bidder should pay 25% of the sale price (inclusive of the EMD) immediately and the entire balance of the sale price within 15 days. On default in payment of the 25% of the amount immediately or the balance of sale price within the stipulated time, the acceptance of the bid / tender would be withdrawn and the EMD amount deposited would be forfeited.
11. The acceptance of the tender / bid by the Authorized Officer would be subject to confirmation by the bank. If for any reason the sale process is cancelled by the Authorized Officer or acceptance of the tender / bid is not confirmed by the bank the amount deposited by the tenderer / bidder would be refunded without any interest or compensation.
12. On payment of the entire amount and on confirmation by the bank, Sale Certificate as per rules would be issued by the Authorized Officer in favour of the successful bidder.
13. The stamp duty, registration charges and other expenses / taxes, if any, in respect of the sale are to be borne by the successful bidder.
14. The Authorized Officer or the Bank will not be held responsible for any charge, lien encumbrance, property tax or any dues to the Government or anybody in respect of the properties under sale.
15. The Purchaser shall pay all Taxes / Electricity / Water / Sewerage Charges or any, other charges demanded by any authority after the acceptance of the bidder, even if it pertains to previous period.
16. The Purchaser shall, at his cost, get the Electricity / Water / Sewerage connection etc. and any other common services transferred in his name.
17. **This is also a notice to the Borrower / Guarantor of the above loan about holding of sale of the property mentioned above in the above mentioned date, if their outstanding dues to the bank are not paid in full.**
18. Interested parties may contact the undersigned directly or over phone for further details, inspection of the documents / property etc.
19. If the notified date for opening the tender happens to be a Public Holiday / Non - Working Day, the tender will be opened on the Next Working Day at the same time and place.
20. Tender Form will be available at Bank Website: www.palaurbanbank.com and also from this Head Office during working hours (10.00 am-4.00 pm), and free of cost.

PALA URBAN CO-OPERATIVE BANK LTD.NO.1850 H.O. PALA KERALA

For PALA URBAN CO-OPERATIVE BANK LTD.NO.1850

Authorised Officer

Place: Pala
Date: 16.10.2026

Authorised Officer