

## TERMS AND CONDITIONS (Only for the Property : KK Traders)

1. Date of Auction : 03.09.2024; Time : 11.00 AM ; Venue : Bank's Head Office at Perinthalmanna.
2. EMD amount: Rs.28,90,000/- (Rupees Twenty eight lakhs ninety thousand only) Bid Increase amount Rs.1,00,000/- (Rupees One lakh only)
3. Reserve Price : Rs.289,00,000/- (Rupees Two Crore eighty nine lakhs only). The property will not be sold below the Reserve Price.
4. The intending purchasers who are willing to participate in the auction has to deposit the EMD amount by Demand Draft favouring the "**Urban Co-operative Bank Ltd., Perinthalmanna**". The amount can also be sent by NEFT/RTGS to the undernoted account. **A/c No.9999007000000001, IFSC No.URBN0000001**
5. The intending bidders should submit the Form given as Annexure -A duly filled along with copy of their Aadhaar Card and PAN card as identity proof.
6. The intending purchasers shall be present before the undersigned at his office at **10.30am on 03.09.2024**
7. The successful bidder shall deposit 25% of the bid amount/sale price inclusive of the EMD immediately on acceptance of his tender/offer by the Bank and the balance 75% within 15 days failing which the entire deposit made by him shall be forfeited without any notice and property concerned will be re-sold.
8. The Authorized Officer reserves his right to modify the terms and conditions of payment.
9. The successful bidder shall bear the entire charges/fees payable for conveyance such as stamp duty, Registration fee etc. as applicable as per Law.
10. The Authorized Officer has the absolute right to accept or reject the bid/all or any tender including the highest tender or adjourn/postpone the sale without assigning any reason. The decision of the Authorized Officer/Bank shall be final.
11. The intending purchasers who wish to inspect the property and/or know further details/conditions may contact the Authorised Officer, The Perinthalmanna Urban Cooperative Bank Ltd., Phone:04933 226973, 226976, email [ucbprecovery@gmail.com](mailto:ucbprecovery@gmail.com) or visit banks website at [www/ucbperinthalmanna.com](http://www/ucbperinthalmanna.com)
12. The buyer should satisfy himself/herself/itself as to the title, ownership, statutory approvals, extent etc. of the property, before participation in the auction.
13. If any of the dates mentioned above happens to be a Bank holiday the very next Bank working day will be reckoned for that particular event and the next event/events will automatically give adjourned to the next Bank working day.

**16.08.2024**

**ATHORIZED OFFICER**

**ANNEXURE - 1**  
**DETAILS OF BIDDER**

(Read carefully the terms and conditions of sale before filling-up )

<b><u>SL.No.</u></b>	<b><u>PARTICULARS</u></b>	<b><u>TO BE FILLED BY BIDDER</u></b>
1	Name of Bidder	
2	Aadhaar No.	
3	PAN No.	
4	Postal Address	
5	Phone/Mobile Number	
6	E-mail d	
7	EMD remittance details	
	<b><u>For RTGS/NEFT</u></b> UTR No. Sender Bank : Branch : Amount : Date:	<b><u>For DEMAND DRAFT</u></b> DD No. Dt. For Rs. Issued by: Bank: Br. Drawn on :
8	Bank A/c details for refund of EMD amount	A/c No. Name : Bank : Branch: IFSC No.

Date :

Signature :