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OMC / RA & PB Division, Ground Floor, H No.8-2-269/10, Plot No.2/A, Trendset Towers, Road No.2, Banjara Hills, Hyderabad-500034, Telangana State.

REGD POST WITH AD

Notice of Sale of immovable Properties to Borrower and Guarantors under Rule 9(1) of the Security Interest (Enforcement Rules) 2002 Under SARFAESI Act 2002

To

Date : 07/11/2026

(1) Mr.S.Sudheer Sathyan
Kottaratheri Veedu, Kulathoor,
Plamoottukada, Thiruvananthapuram-695122
Kerala State.

Also at :-

Door No.21/A, Sy Nos.495/10,
495/12, 495/15, Block No.44
Chenkal Village & Grampanchayat
Neyyattinkara Taluk, Arayoor
Desom, Amaravila Sub-district
Thiruvananthapuram District
Kerala State-695122

(2) Mrs.S.G.Soumya Mol
Kottaratheri Veedu, Kulathoor,
Plamoottukada, Thiruvananthapuram-695122
Kerala State.

Also at :-

Door No.21/A, Sy Nos.495/10,
495/12, 495/15, Block No.44
Chenkal Village & Grampanchayat
Neyyattinkara Taluk, Arayoor Desom
Amaravila Sub-district, Thiruvananthapuram District
Kerala State-695122

THE KARUR VYSYA BANK LTD.

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Retail Assets and Personal Banking Branch,
H No 8-2-269/10 Plot No 2/A,
Ground Floor Trendset Towers, Road No 2
Banjarahills, Hyderabad, Telangana, 500034
Email: kvbl4911@kvb.bank.in
Website: www.kvb.bank.in
CIN : L65110TN1916PLC001295

(3) M/s.Naveen Enterprises
A Proprietary Concern
Office at No.TP-VII-1723
J B Building, Naveen Enterprises, Thirupuram,
Thiruvananthapuram-695133, Kerala State,
rep. by its Proprietor **Mr.S.Sudheer Sathyan**

Also at :-

Door No.21/A, Sy Nos.495/10,
495/12, 495/15, Block No.44
Chenkal Village & Grampanchayat
Neyyattinkara Taluk, Arayoor Desom
Amaravila Sub-district, Thiruvananthapuram District
Kerala State-695122.

Dear Sir/Madam,

Please refer to the demand notice dated **10/04/2024** calling upon you, to repay the sum of **Rs.1,13,56,754/- (Rupees One Crore Thirteen Lakhs Fifty Six Thousand Seven Hundred and Fifty Four Only)** as on **09/04/2024** with further interest from **10/04/2024.** Physical Possession of the property was taken on **26/06/2026** and the Possession Notice was also served on you by the Authorized officer for the purpose of realization of secured assets in exercise of the powers conferred on the Secured Creditors under the provisions of the **SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002** and the rules made thereunder. Till date you have not discharged your liabilities in full and hence we propose to sell the aforesaid immovable property on **27/11/2026** for recovery of a sum of **Rs.1,55,11,039/- (Rupees One Crore Fifty Five Lakhs Eleven Thousand and Thirty Nine Only)** as on **03/11/2026** with interest and expenses thereon from **04/11/2026** payable as per law.

We hereby give you notice that the aforesaid immovable Property shall be sold by the undersigned through E-Auction, which will take place through portal **https://bankauctions.in** on **27/11/2026** between **12.00 noon to 1.00 pm** with unlimited extensions of **10 minutes** each till sale is concluded.

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A copy of the notice inviting tenders for the sale containing the particulars of the movables and immovable assets/properties, earnest money deposit, date and time fixed for inspection, last date of submission of tenders and date, time, and mode of auction is enclosed for your information. The said notice is also published in Thiruvananthapuram Edition of "**Business Line**" (in English Language) and **Metro Vartha** (in Malayalam Language) Newspapers on **06/11/2026.**

Yours Faithfully,

THE KARUR VYSYA BANK LTD.

Authorised Officer
The Karur Vysya Bank Limited

Enclosure:- Copy of E-auction Notice.

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E-AUCTION NOTICE

PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTIES UNDER SARFAESI ACT, 2002

In exercise of powers conferred under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Security Interest (Enforcement) Rules, 2002 and pursuant to the possession of secured assets of the borrower taken by Authorized Officer for recovery of the secured debts dues to The Karur Vysya Bank Limited, Hyderabad NEO/RA Division, amounting to **Rs.1,55,11,039/- (Rupees One Crore Fifty Five Lakhs Eleven Thousand and Thirty Nine Only)** as on **03/11/2026** with interest and expenses thereon from **04/11/2026** from the borrower's **(1) Mr.S.Sudheer Sathyan, (2) Mrs.S.G.Soumya Mol and (3) M/s.Naveen Enterprises, A Proprietary Concern, rep. by its Proprietor Mr.S.Sudheer Sathyan,** Office at No.TP-VII-1723, J B Building, Naveen Enterprises, Thirupuram, Thiruvananthapuram-695133, Kerala State, **all the above 3 (Three) persons** are residing at Kottaratheri Veedu, Kulathoor, Plamoottukada, Thiruvananthapuram-695122, Kerala State and **Also at** :- Door No.21/A, Sy Nos.495/10, 495/12, 495/15, Block No.44, Chenkal Village & Grampanchayat, Neyyattinkara Taluk, Arayoor, Desom, Amaravila Sub-district, Thiruvananthapuram District, Kerala State-695122 and the details of the same are mentioned hereunder;

Nature of Facility	**Loan Account No**	**Total Dues Payable as on 03/11/26**
Mortgage TL-Personal (Takeover-cum-Top-up)	2135791000001752	**Rs.1,55,11,039/-**
Total Dues as on 03/11/2026		**Rs.1,55,11,039/-**

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Whereas the undersigned has decided to put up for E-auction of the immovable properties, offers are invited by way of E-Tender for purchase of the following asset on **"AS IS WHERE IS", "AS IS WHAT IS", AND "WHATEVER THERE IS"** basis.

DESCRIPTION OF THE IMMOVABLE PROPERTIES (Details of the mortgaged property standing in the name of Mr.S.Sudheer Sathyan)		
All that piece and parcels of residential property bearing Door No.21/A, on total land admeasuring 11.12 Ares made up of 3.64 Ares in Sy No.495/10 (Old Sy No.334/4), 0.89 Ares in Sy No.495/15 (Old Sy No.334/3), 1.21 Ares in Sy No.495/15 (Old Sy No.334/3), 1.55 Ares in Sy No.495/12 (Old Sy No.334/3), 3.83 Ares in Sy No.495/10 (Old Sy No.334/3-4), Block No.44, in Chenkal Village & Grampanchayat, Neyyattinkara Taluk, Arayoor Desom, Amaravila Sub-district, Thiruvananthapuram District and bounded on the : NORTH BY : Property of Muraleedharan Nair SOUTH BY : Property of Mary EAST BY : Property of Sunildas WEST BY : Property of Daivadasan		
Reserve Price	**EMD (10% of Reserve Price)**	**Bid amount Incremental Value**
Rs.1,55,00,000/-	**Rs.15,50,000/-**	**Rs.25,000/-**
Date & time for Inspection	All working Days – From **09/11/2026 to 26/11/2026** between 11.00 hrs to 16.00 hrs	
Last date and time for submitting online Tender & Application Forms	**Date: 26/11/2026** Time: 16.00hrs	
Date and Time of E-Auction	The E-Auction will take place through portal **https://bankauctions.in** (Web address of e-auction provider) on **27/11/2026** between **12.00 noon** to **1.00 noon** with unlimited extensions of **10** minutes each till sale is concluded.	
Nodal Bank account Name	**The Karur Vysya Bank Limited, Central office- Bid Collection Account No: 1101351000000973, IFSC Code:**	

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	KVBL0001101 - For the auction in the Loan A/c of Mr.S.Sudheer Sathyan
Contact Person & Phone No	Managers :– Mr. Diljith S – 9072378225 & Mr. Vishnu S – 8075577255 Mr.Sanooj C M – 9886856576 Authorized Officers:– Mr. T. Rama Krishna - 99664 10038, Mr.V D V Prasad - 9493330003, Mr. Nikhil Krishnan D - 9846433910

The E-tenders should be accompanied with EMD remittance details. EMD should be remitted through RTGS / NEFT to Nodal Bank Account without time lag, failing which the tender becomes disqualified. E-Tender Applications can be submitted online through the portal **https://bankauctions.in** on or before the closing time. Our contact detail in the Term and condition, for buyer to get assistance for E-auction process. **M/s.4Closure, No.605A, 6th Floor, Maitrivanam, Ameerpet, Hyderbad-500038, Telangana State, Help Line Numbers : Mr.Jaya Prakash Reddy Cell No.8142000064, E-Mail id : prakash@bankauctions.in and info@bankauctions.in and Ms.Trishala – Cell No.8142000066.**

TERMS AND CONDITIONS OF THE E-AUCTION ARE AS UNDER

1. E – Auction is being held on **""AS IS WHERE IS", "AS IS WHAT IS", AND "WHATEVER THERE IS" BASIS".**
2. The E-auction will take place through portal **https://bankauctions.in** on **27/11/2026 from 12.00 noon to 1.00 pm** with unlimited extensions of **10** minutes each, till the sale is completed.
3. For detailed procedure and terms and conditions of E-Auction, interested bidders may visit **https://bankauctions.in** and download relevant documents. Interested bidders may also get in touch with service provider on below mentioned contact numbers.
4. It shall be in the discretion of the Authorized Officer to cancel the auction proceeding for any reason and return the EMD submitted and Bank would not entertain any claim or representation in that regard from the bidders.
5. Particulars specified in respect of the said property/ies in the above schedule have been stated to the best of the information of the Authorized Officer / Bank.
6. The intending purchaser / bidder is required to submit amount of EMD and register their name at **https://bankauctions.in** to the above mentioned account and get user ID and Password free of cost and get training on

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M/s.4Closure, No.605A, 6th Floor, Maitrivanam, Ameerpet, Hyderbad-500038, Telangana State, Help Line Numbers : Mr.Jaya Prakash Reddy Cell No.8142000064, E-Mail id : prakash@bankauctions.in and info@bankauctions.in and Ms.Trishala – Cell No.8142000066. Cheques will not be accepted for EMD. Bidders are required to participate in the E-auction to **hold Digital Signature Certificate** and to furnish the details in the Auction Application Form available on the site.

7. The said EMD shall be adjusted in the case of highest bid, otherwise it will be refunded. The earnest money deposit will not carry any interest. Brokers / Middlemen shall not be entertained.

8. The sale shall be confirmed in favour of the purchaser who has offered the highest sale price in his bid to the Authorised Officer and shall be subject to confirmation by the Bank.

9. The purchaser shall deposit 25% of the amount of sale price after adjusting the Earnest Money Deposit within 24 hours (Banking Days) of acceptance of highest bid by the Authorized Officer in respect of sale, failing which the Earnest Money Deposit shall be forfeited. The highest bidder shall be declared to be the purchaser of the properties mentioned herein provided he should be legally qualified to bid at all stage.

10. The balance 75% of the sale price shall be paid by the purchaser on or before **15th** day (during banking hours) of confirmation of sale by the Authorized Officer or such extended period as agreed upon in writing by and solely at the discretion of the Authorized Officer.

11. In default of payment of sale price or any part thereof within the period(s) mentioned hereinabove, the deposit(s)/ Part payment shall be forfeited and the property shall be resold and the defaulting purchase shall forfeit all claims to the property or any of the sum for which it may be subsequently sold.

12. On confirmation of the sale by the Bank and or compliance of the terms of payment the Authorized Officer shall issue a certificate of sale of the said property in favour of the purchaser in the form given in **Appendix-V to Enforcement of Security Interest Rules**.

13. The Authorized Officer is not bound to accept the highest bid or any or all bids and reserves the right to accept or reject any or all the bids without assigning any reason thereof and his decision will be final binding on all the parties attending the auction.

14. Participation by any person in the sale shall be treated as conclusive evidence of the fact that the party has inspected the property/ies offered for sale and satisfied himself about the title, measurement, extent, boundaries and location of the property/ies. It shall also imply and be taken for granted that the party has carefully gone through and understood the terms and conditions of

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auction including the amendments if any, prevailing at the time of auction bid. No objection shall be entertained by the Bank and or the Authority after the bid is accepted.

15. The successful purchaser would bear all the charges / fees payable for conveyance such as stamp duty, registration fee, applicable GST (Goods and Service Tax) and all other taxes etc, as applicable as per law of Government of India and state of **Kerala** and other Authorities.

16. Delivery / possession should be taken by the purchaser or his authorized representative against proper authorization letter only and it should be completed within the time schedule at their own risk, cost and arrangement and they will not be entitled to claim any facility or assistance or cost on this account from the Bank.

17. Any other conditions / changes / amendments to the auction terms and conditions, if made, and which are not incorporated in these terms and conditions will be announced at the time of auction which will be binding on the bidders.

18. The Bank reserves its right to accept / reject any bid, withdraw any property at any stage from auction sale after acceptance of the deposit amount for full value by the buyer, without assigning any reason thereof and value of such properties if paid for, shall be refunded.

19. The Bank shall not be responsible for any damage or loss, whatsoever, to purchaser on account of such withdrawal.

20. The property/ies will be put for auction as per the convenience of Bank and it is not obligatory to go serially if the properties are more in number.

21. The properties shall remain in every respect at the risk of the purchaser from the date of acceptance of their offer and the Bank shall have no liability for the safe custody or preservation thereof till the date of delivery / taking possession by the purchaser.

22. To the best of the knowledge and information of the Authorized Officer no other encumbrance exists on the properties.

23. All persons participating the E-Auction should upload and submit his / their sufficient and acceptable proof of his / their identity, residence, and authority and also PAN / TAN cards etc.

24. Participation by anyone in this sale shall be treated as conclusive evidence of the fact that the party has inspected the assets offered for sale and satisfied himself/herself in all respects and the principle "Caveat Emptor" (let the buyer beware) will apply.

25. As per the Section 194-1A of the Income Tax Act 1961, TDS @1% will be applicable on the sale proceeds where the sale transaction is **Rs.50,00,000/- (Rupees Fifty Lakhs)** and above. The successful bidder /purchaser shall deduct

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1% TDS from the Sale Price and deposit the same with the income tax department in Form No.16B, containing the Property Owner's Name **(Mr.S Sudheer Sathyan– PAN Card No.BFLPS9093G)** as a seller and submit the original receipt of the TDS Certificate to the Bank.
26. The sale is subject to the conditions prescribed in the SARFAESI Act, Rules 2002, amended from time to time and the conditions mentioned above.

Special Instructions :-

Bidding in the last minutes and seconds should be avoided in the bidders own interest. Neither The Karur Vysya Bank Ltd nor Service Provider will not be held responsible for any lapses / failure (Internet Failure, Power Failure etc.,) on the part of the 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 whatever required so that they are able to circumvent such situation and still be able to participate in the auction successfully.

Statutory 15 days' Notice under Rule 9(1) of the SARFAESI Act, 2002

The borrowers and guarantors are hereby notified to pay the dues as mentioned above along with up to date interest and ancillary expenses before the date of E-auction, failing which the Schedule properties will be auctioned/sold and balance dues, if any, will be recovered with interest and cost.

THE KARUR VYSYA BANK LTD.

Date : 07/11/2026

Place : Hyderabad

Authorized Officer
The Karur Vysya Bank Limited

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