

EKMLCRD/LPM/EKMH/SAR-4440/ /2024-25

12-08-2024

**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)**

Whereas,

The Authorized Officer of the Federal Bank Ltd. under the **Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002**, (hereinafter referred to in as the Act) issued a demand notice dated **09-08-2023** calling upon the borrower(s) and / or guarantor (s) and / or mortgagors and / or defaulters:

1. M/s Aarben Buildmart, a partnership firm having registered office at No. 45/2466, Behind Geethanjali Bus stop, Geethanjali Junction, Thammanam P.O, Ernakulam, Kerala – 682032 and represented by its partners **(a)** Aaron C John, S/o C Philipose John, **(b)** Ben Chandraviruthil Johnson, S/o C Philipose John, **(c)** Bejoy Thomas Zachariah, S/o Thomas Zachariah and **(d)** Annamma Paulose, W/o Kurian Paulose.
2. Shri. Aaron C John alias Aaron Chandraviruthil John, S/o C Philipose John alias Philipose Johns, Chandraviruthil House, Thiruvalla P.O, Kulakkad, Thiruvalla, Pathanamthitta, Kerala – 689101.
3. Shri. Ben Chandraviruthil Johnson, S/o C Philipose John alias Philipose Johns, Chandraviruthil House, Thiruvalla P.O, Kulakkad, Thiruvalla, Pathanamthitta, Kerala – 689101.
4. Shri. Bejoy Thomas Zachariah, S/o Thomas Zachariah, Plot No. 24, Shreenikethan, Sakthi Nagar, E B Colony, Vellore, Tamil Nadu – 632006.
5. Smt. Annamma Paulose, W/o Kurian Paulose, Thekkekarot Shalom Bhavan, Kothala P O, Pampady, Kooroppada, Kottayam, Kerala – 686502

to repay the total amount mentioned in the notice being **Rs.66,08,458/- (Rupees Sixty Six Lakh Eight Thousand Four Hundred and Fifty Eight Only)** being the amount due under loans/limits availed by numbers (1) as principal borrowers along with others above as co obligants/ guarantors, from branch **Ernakulam/Vyttila** together with interest and costs and other charges within 60 days from the date of receipt of the said notice.

Whereas the borrower(s) and / or guarantor (s) and / or defaulters having failed to repay the amount within the stipulated time, the authorized officer on behalf of the Federal Bank Ltd. has taken possession of the property described herein below in exercise of powers conferred under section 13(4) of the said Act read with Rule 8 of the said Rules on **06-04-2024** by issuing a notice to the borrowers/defaulters and general public and publication thereof in newspapers as contemplated under the said Act and Rules.

Whereas since the dues in respect of the account is remaining unpaid, the undersigned hereby give notice to the borrower(s) and / or guarantor (s) and / or defaulters and general public that the Bank has decided to sell on **24<sup>th</sup> September 2024** the properties described herein below on “AS IS WHERE IS” “AS IS WHAT IS” and “WHATEVER THERE IS” basis under Rules 8 & 9 of the said Rules for realizing the dues of **₹ 77,18,200/- (Rupees Seventy Seven Lakh Eighteen Thousand Two Hundred only)** as on **12-08-2024** with further interest, cost and other charges till realization and thus the undersigned hereby invites from interested parties the sealed tenders for purchasing the property subject to the terms and conditions mentioned hereunder.

### Description of the mortgaged property/ secured asset

**Lot 1: Reserve Price ₹ 43,00,000/-  
(Rupees Forty Three Lakh Only)**

**Lot 2: Reserve Price: Rs.40,00,000/-  
(Rupees Forty Lakh Only)**

**Lot 1:**

All the piece and parcel of the land measuring **5.57 Ares (13.76 Cents)** and all other improvements thereon comprised in Re-Sy no. 140/3/2 (Old Sy nos. 916 A, 916 B), Block No. 15 of Chingoli Village, Karthikapally Taluk, Alappuzha District, Kerala State within the registration Sub District of Cheppad, bounded as per title deed on **East by:** Property of Pulluvana, **West by:** Panchayath Road, **North by:** Property of Prasad Daniel, **South by:** Property of Najeeb and others and bounded as per location sketch on **East by:** Property of Rajan Daniel Pulluvana Veettil, **West by:** Road, **North by:** Road owned by Prasad P Daniel and others and **South by:** Property of Kaleekkal Veettil Najeeb

**Lot 2:**

All the piece and parcel of the land measuring **12.14 Ares (30 Cents)** and all other improvements thereon comprised in Re-Sy no. 120/7- 2 as per revenue records (Old Sy no. 783/1B), Re-Sy Block No. 41 of Koorappada Village, Kottayam Taluk, Kottayam District, Kerala State within the registration Sub District of Pampady, bounded as per title deed on **East by:** Property of Kurian Paulose, **West by:** Property of Kurian Paulose, **North by:** Property of Varkey George Podiparackal, **South by:** Private Road having 12 feet width and bounded as per location sketch on **East by:** Property of Kurian Paulose, **West by:** Property of Kurian Paulose, **North by:** Property of Podiparackal Varkey and **South by:** Private Road

### Terms and Conditions

1. Auction sale/bidding would be only through "**online electronic bidding**" process through the website <https://federalbank.auctiontiger.net>
2. The property will be sold on "AS IS WHERE IS" "AS IS WHAT IS" and "WHATEVER THERE IS" basis for an amount not below the Reserve Price.
3. The **RESERVE PRICES** and the **Earnest Money Deposit (EMD)** for properties are as mentioned below. The property/s will not be sold below the reserve price. The properties will be sold in separate lots.

	<b>RESERVE PRICE</b>	<b>EMD</b>
<b>Lot 1</b>	<b>₹ 43,00,000/- (Rupees Forty Three Lakh Only)</b>	<b>₹4,30,000/- (Rupees Four Lakh Thirty Thousand Only)</b>
<b>Lot 2</b>	<b>₹ 40,00,000/- (Rupees Forty Lakh Only)</b>	<b>₹ Rs.4,00,000/- (Rupees Four Lakh Only)</b>

4. The **Earnest Money Deposit (EMD)** for each of the scheduled properties is equivalent to 10% of the Reserve Price of the property, which is refundable if the tender is not accepted. While submitting EMD, the lot numbers of the respective property shall be mentioned specifically.
5. The Bid along with EMD and relevant KYC documents shall be submitted ONLINE/ at any Branch of Federal Bank, latest by **5.00 P.M. on 23-09-2024** If the bid form is submitted by an incorporated company, the person representing such company shall submit / produce the true copy of resolution / authorization from the company.

6. Refer website <https://federalbank.auctiontiger.net> for more details. Any bids and EMD submitted beyond the date and time referred above will not be entertained. The tenders offering price below the Reserve Price mentioned above will be rejected summarily.
7. The auction will be conducted online from **11:00 AM to 1.00 PM on 24-09-2024**, with unlimited extension of 5 minutes each.
8. The auction would commence above the reserve price mentioned above. Bidders shall improve their offers in multiples of **₹ 10,000/- (Rupees Ten Thousand only)**.
9. The intending bidders shall hold a valid e-mail address and register their names at the portal and get their user id and password free of cost from M/s e-Procurement Technologies Pvt Limited (Auction tiger) whereupon they would be allowed to participate in the online e-auction.
10. The prospective bidders may avail online training on e-auction from M/s e-Procurement Technologies Pvt Limited (Auction tiger), Ahmedabad, Helpline No. & email ID : 9265562818/ 9265562821/ 079-68136842/ 079-68136842, [support@auctiontiger.net](mailto:support@auctiontiger.net), and **Mr. Ram Sharma – 80000 23297 & email – ramprasad@auctiontiger.net**
11. All payments shall be made in the form of RTGS to **The Federal Bank Ltd, Br. LCRD Ernakulam Division, Bank Account No. 14350051030003, IFSC: FDRL0001435.**
12. The Bank / M/s e-Procurement Technologies Pvt Limited (Auction tiger) shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the cause.
13. The intending purchasers who wish to inspect the properties and / or know further details / conditions may contact the Authorised Officer of the Federal Bank at [ekmlcrd@federalbank.co.in](mailto:ekmlcrd@federalbank.co.in) or at +91 9633191919
14. Details of the auction sale, terms and conditions etc. are also available in our website, <https://www.federalbank.co.in/web/guest/tender-notice>.
15. The intending purchasers can inspect the properties between **12.00 PM and 4.00 PM** on any working day **upto 20-09-2024**.
16. The successful bidder of property shall deposit 25% of the bid amount / sale price (inclusive of EMD) immediately i.e. on the same day OR not later than next working day, as the case may be, from the culmination of E-auction /bidding on acceptance of the tender/ offer by the Bank and the balance 75% within 15 days or such further time as permitted by the authorized officer in accordance with law, failing which the entire deposit inclusive of EMD remitted shall be forfeited without any notice and the property will be re-sold.
17. The successful bidder shall bear the entire charges/fees payable for conveyance such as stamp duty, registration fee etc as applicable as per law.
18. No encumbrance or charge in respect of the properties have come to the notice of the Bank. The Bank will not be held responsible for any charge, lien, encumbrance, property tax or any other dues to the Government or anybody in respect of the property under sale. The encumbrances, if any, should be cleared by the purchaser of the property.
19. The Authorised officer has the absolute right to accept or reject all or any bid including the highest bid or adjourn/postpone the sale without assigning any reason. The decision of the Authorised Officer/Bank shall be final.

20. The buyer should satisfy himself/ herself / itself as to the title, extent, ownership, statutory approval etc., in respect of the property concerned before participating in the auction.
21. If any of the dates mentioned above happen to be a holiday/harthal/protest called by any political parties/association/ groups which adversely affects the functioning of the Bank / **M/s e-Procurement Technologies Pvt Limited (Auction tiger)**, the very next Bank working day may be considered for that event and related events including the date of auction/sale.
22. The property is put for sale subject to the provisions under the above Act / Rules and other prevailing laws.

Dated this the 12<sup>th</sup> day of August 2024 at Ernakulam

**For The Federal Bank Ltd.,**

**Pradeep G**  
**Vice President & Division Head**  
**(Authorized Officer under SARFAESI Act)**