

**LCRD / ERNAKULAM DIVISION****EKMLCRD/SM/MPZA/SAR-4332/ /2024-25****SPEED POST/AD****NOTICE FOR SALE OF SECURITY PROPERTIES ISSUED UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002, (hereinafter referred to as Act) r/w SECURITY INTEREST (ENFORCEMENT) RULES, 2002 (hereinafter referred to as Rules).**

Whereas

The Federal Bank Ltd (hereinafter referred to as 'the Bank') through its Authorised Officer under the Act issued a demand notice dated 30/03/2023 calling upon the borrowers/ co-obligants/ guarantors namely (1) Sajeev Moidu, S/o Abdulla Moidu alias Abdulla Moithu alias Moidu, carrying on business in the name and style of M/s Kings Agencies, Muvattupuzha, Enanalloor P O, Ernakulam – 686 673 // MMC-VI/223, Market P O, Muvattupuzha, Ernakulam – 686 673 // 9/541, Market P O, Muvattupuzha, Ernakulam – 686 673 // No.XVI/242, Nediyaamala House, West Punnamattam, Muvattupuzha, Enanalloor P O, Ernakulam – 686 673 (2) Ruby Sajeev, W/o Sajeev Moidu, Nediyaamala House, West Punnamattam, Muvattupuzha, Enanalloor P O, Ernakulam – 686 673 (3) Abdulla Moidu, S/o Abdulla, Nediyaamala House, West Punnamattam, Muvattupuzha, Enanalloor P O, Ernakulam – 686 673 (4) Muhammed N M, S/o Abdulla Moidu, Nediyaamala House, West Punnamattam, Muvattupuzha, Enanalloor P O, Ernakulam – 686 673 to repay the amount mentioned in the notice being (a) ₹75,86,473.75 (Rupees Seventy Five Lakh Eighty Six Thousand Four Hundred and Seventy Three, paise Seventy Five only) under your Cash Credit limit (b) ₹8,00,347/- (Rupees Eight Lakh Three Hundred and Forty Seven only) under your GECL-1 loan account and (c) ₹7,73,482/- (Rupees Seven Lakh Seventy Three Thousand Four Hundred and Eighty Two only) under your GECL-2 loan account being the amount due under the credit facilities availed from Muvattupuzha East branch, together with interest and costs and other charges within 60 days from the date of receipt of the said notice.

Whereas the borrowers 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 security properties 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 02/09/2023 by issuing notices to the borrowers/defaulters and general public and publication thereof in newspapers as contemplated under the said Act and Rules.

The undersigned hereby give notice to the borrowers and general public that the Bank has decided to sell on **27th day of March, 2025** the property 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 ₹1,27,10,959/- (Rupees One Crore Twenty Seven Lakh Ten Thousand Nine Hundred and Fifty Nine only) made up of (a) ₹1,07,70,089/- (Rupees One Crore Seven Lakh Seventy Thousand and Eighty Nine only) under your Cash Credit limit (b) ₹10,05,760/- (Rupees Ten Lakh Five Thousand Seven Hundred and Sixty only) under your GECL-1 loan account and (c) ₹9,35,110/- (Rupees Nine Lakh Thirty Five Thousand One Hundred and Ten only) under your GECL-2 loan account as on 13/02/2025 with further interest, cost and other charges and thus the undersigned being the Authorised Officer of the Bank hereby invites from interested 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 - ₹50,00,000/- (Rupees Fifty Lakh only)
LOT 2	Reserve Price - ₹53,00,000/- (Rupees Fifty Three Lakh only)

LOT 1:

All the piece and parcel of the land measuring 3.84 Ares (9.50 Cents) together with building and all other improvements thereon comprised in Sy No.1287/8A, of Mulavoor Village, Muvattupuzha Taluk, Ernakulam District, Kerala State within the registration Sub District of Muvattupuzha, bounded as per title deed on East by: Property of Pachappalayil Asif, West by: Private way, North by: Balance Property of Bibins alias Kochumakkar Kunnumpurath, South by: Johnpadi – Karakunnam Road (Panchayath road) and bounded as per location sketch on East by: Property of Pachappalayil Asif, West by: Property of Kochumakkar Kunnumpurath, North by: Balance Property of Bibins alias Kochumakkar Kunnumpurath and South by: Karakunnam – Johnpadi Road.

LOT 2:

All the piece and parcel of the land measuring 2.63 Ares (6.50 Cents) together with building and all other improvements thereon comprised in Sy No.37/1-2, of Enanelloor Village, Muvattupuzha Taluk, Ernakulam District, Kerala State within the registration Sub District of Pothanicadu, bounded as per title deed on East by: Property of Muringottil Madhavan, West by: Way, North by: Road, South by: River and bounded as per location sketch on East by: Property of Shaji, West by: Way and beyond that Property of Appackal Kunjumammed, North by: Muvattupuzha – Kaliyar Road and South by: River Purambok.

Terms and Conditions

1. 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 respective Reserve Price.
2. 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.**

	RESERVE PRICE	EMD
LOT 1	₹50,00,000/- (Rupees Fifty Lakh only)	₹5,00,000/- (Rupees Five Lakh only)
LOT 2	₹53,00,000/- (Rupees Fifty Three Lakh only)	₹5,30,000/- (Rupees Five Lakh Thirty Thousand only)

3. 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 number of the respective property shall be mentioned specifically.**
4. The sealed covers containing tender / RTGS / KYC details shall reach the undersigned latest by latest by **5.00 P.M. on 26/03/2025.**
5. The tenders offering price below the Reserve Price mentioned above will be rejected summarily.
6. The intending purchasers / their authorized representatives shall be present along with valid photo identity proof before the undersigned at his office on **27/03/2025 at 11.30 AM when the tenders will be opened.** In case where the tender is submitted by an incorporated company/Partnership firm/Trust, the person representing such company Partnership firm/Trust shall produce true copy of resolution/authorization from the Company/Partnership firm/Trust.
7. After opening tenders, the intending bidders may be given opportunities at the discretion of the Authorized Officer to have, inter-se bidding among themselves to enhance the offer price.
8. The Immovable property mentioned above can be sold through private treaty also subject to the provisions under the SARFAESI Act and other prevailing laws.
9. The successful bidder shall deposit 25% of the bid amount / sale price (inclusive of EMD) immediately on acceptance of his 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 made by him / her / them shall be forfeited without any notice and the property concerned will be re-sold.
10. All payments shall be made in the form of DD drawn in favour of The Federal Bank Ltd. payable at Ernakulam or by way of RTGS to **The Federal Bank Ltd, Br. LCRD Ernakulam Division, Bank Account No. 14350051030003, IFSC: FDRL0001435.**

11. The successful bidder shall bear the entire charges / fees payable for conveyance such as stamp duty, registration fee etc. as applicable as per law.
12. No encumbrance or charge in respect of the property has 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 properties.
13. The Authorised 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 Authorised Officer/Bank shall be final.
14. The intending purchasers can inspect the properties between 02.00PM and 04.00PM on **20/03/2025** with prior intimation to the undersigned.
15. The intending purchasers who wish to inspect the property and / or know further details / conditions may contact the undersigned in the below address and / or LCRD Ernakulam Division of the Federal Bank Ltd. at 0484-2201013 or at ekmlcrd@federalbank.co.in. Details of the auction sale, terms and conditions etc. are also available in Bank's website, <https://www.federalbank.co.in/web/guest/tender-notices>.
16. The buyer should satisfy himself/ herself / itself as to the title, extent, ownership, statutory approval etc., in respect of the properties concerned before participating in the auction.
17. If any of the dates mentioned above happen to be a holiday/harthal/protest called by any political parties, the very next Bank working day will be considered for that event and related events including the date of auction/sale.
18. This sale notice is issued as per Rule 9 of the Security Interest (Enforcement) Rules, 2002. The property is put for sale subject to the provisions under the above Act / Rules and other prevailing laws.

Dated this the 13th day of February 2025 at Ernakulam

For The Federal Bank Ltd.,

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