

NOTICE FOR SALE OF IMMOVABLE PROPERTY 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 Authorized Officer of the Federal Bank Ltd. under the Act issued a demand notice dated 11/07/2024 calling upon the borrower(s) and / or guarantor (s) and / or defaulters 1) Smt. T. V. Meenambigai @ Meenambigai, W/o A Dharmaraj 2) Shri. A Dharmaraj, S/o Alagiriswamy, 3) Shri. T.V. Bheem Rao, S/o Varadarajan & 4) Smt. Shanthi Bheem Rao, W/o T. V. Bheem Rao , No.1 and No.2 are residing at No. 8, Jayam Street, Panneer Nagar Extn, Mogappair East, Chennai, Tamil Nadu – 600037 and having alternate address at No. 57, 4th Cross Street, Balaji Nagar, Puzhal, Thiruvallur, Tamil Nadu – 600066, No.3 and No.4 are residing at No. 6, Saman Vitha Sagar, Sai Baba Koil Street, Injambakkam, Chennai, Tamil Nadu – 600115 to repay the amount mentioned in the notice being ₹68,86,992.50 (Rupees Sixty Eight Lakh Eighty Six Thousand Nine Hundred and Ninety Two, paise Fifty only) under the Property Power Loan No.1521760000205 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 08-11-2024 by issuing a notice to the borrowers/defaulters and general public and publication thereof in newspapers as contemplated under the said Act and Rules.

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 **07th April 2025** the property described herein below on " As is where is", "As is what is" and "Whatever there is " under Rules 8 & 9 of the said Rules for realizing the dues totaling to a sum of ₹75,31,434.50 (Rupees Seventy Five Lakh Thirty One Thousand Four Hundred Thirty Four and paise Fifty only) as on 07-04-2025 under the Term Loan (Property Power) Account No.1521760000205 and interest thereon with monthly rest from 08-04-2025 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 PROPERTY

All the piece and parcel of the vacant land measuring 7008 Sq ft together with all other improvements thereon comprised in No.67, New Sy no. 128/2 (Old Sy no. 128), New Patta No. 2850, Old Patta No. 103, of Numbal Village, Ambattur Taluk, Thiruvallur District, within the Registration District of Chennai South and Sub Registration District of Kundrathur, Tamil Nadu State bounded on East : Vacant land comprised in Sy No. 128/3A1, West : Sy No. 129, Numbal Village, North : 16 feet Road and Vacant land comprised in Sy No. 128/2 and South : 20 feet Road and Vacant land comprised in Sy No. 128/3A1, Admeasuring: East to West on the Northern Side: 65 ½ feet ; East to West on the Southern Side: 71 feet; North to South on the Eastern Side: 105 feet; North to South on the Western Side: 101 feet.

Terms and Conditions

- The reserve price below which the property will not be sold is **Rs.2,57,00,000/- (Rupees Two Crore Fifty-Seven Lakhs Only)**.
- The intending purchasers shall submit /send to the undersigned their tender quoting the price offered by them in a sealed cover along with a Demand Draft favoring The Federal Bank Ltd. payable at Chennai for **Rs.25,70,000/- (Rupees Twenty Five Lakhs Seventy Thousand Only)** being earnest money equivalent to 10 % of the Reserve Price of the property concerned, which is refundable if the tender is not accepted. Bids shall be submitted in the multiples of Rs.1,00,000/- over and above the reserve price.
- Tenders in respect of each item of the property along with the demand draft for earnest money shall be submitted separately. The Tenders which are not duly sealed and are not accompanied by Demand Draft as afore stated will be summarily rejected.
- The sealed covers containing tender shall reach the undersigned before **12.00 PM on 07th April 2025**.

- e. The intending purchasers shall be present before the undersigned valid photo identity proof at his office on **07-04-2025** at **02.30 PM** when the tenders will be opened.
- f. After opening the tender, the intending bidders may be given opportunity at the discretion of the authorized officer to have, inter se bidding among themselves to enhance the price.
- g. 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 but not later than next working day and the balance 75% within 15 days, failing which the entire deposit made by him shall be forfeited without any notice and the property concerned will be re-sold.
- h. All payments shall be made by way of Demand Draft drawn in favor of The Federal Bank Ltd. payable at Chennai or by RTGS/NEFT (A/c No. 14082200000026, IFSC: FDRL0001408).
- i. The successful bidder shall bear the entire charges / fees payable for conveyance such as stamp duty, Registration fee etc. as applicable as per Law.
- j. No encumbrance in respect of the property has come to the knowledge and information of the Bank. The Bank will not be held responsible for any charge, lien and encumbrance, property tax or any other dues etc. to the Govt. or anybody in respect of the property under sale. The society charges and the other encumbrances, if any should be cleared by the purchaser of the property.
- k. The tenders offering price below the Reserve Price mentioned above will be rejected.
- l. 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.
- m. The intending purchasers can inspect the properties between **3:00 PM** and **4:00 PM** on **15th March 2025**. The intending purchasers who wish to inspect the property and / or know further details / conditions may contact the Authorised Officer at his above address.
- n. The buyer should satisfy himself/herself/itself as to the title, ownership, statutory approvals, extend etc of the property, before participation in the auction.

NB: -The borrowers named above may treat this as notice of 30 days as stipulated in Rule 8 (6) of the said Rules and pay the secured debt in full to avoid sale of the properties.

Dated this the 03rd day of March 2025 at Chennai.

For The Federal Bank Ltd.

**Deputy Vice President-I
(Authorised Officer under SARFAESI Act)**