

BGRLCRD/HBL/17S/Sale Notice/

/2024-25

06<sup>th</sup> March 2025

**SALE NOTICE**  
(Sale through e-auction only)

**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 06-01-2023 calling upon the borrower(s) and / or guarantor (s) and / or defaulters (1) **Mr Manikandan Kuttath, S/o Gopal Nair alias Gopalan Nair, Flat No 9, 3rd Floor, Gurudeva Landmark, Shirur Park, Vidya Nagar, Near More Super Market, Hubli, Dharwad, Karnataka – 580031 // Black and White Solutions LLP, CTS No 3552/68/72/73, No 7, Shirur Park, Hubli, Karnataka – 580023. (2) Mrs Jagrati Yadav, W/o Manikandan, Flat No 9, 3rd Floor, Gurudeva Landmark, Shirur, Park Vidya Nagar, Near More Super Market, Hubli, Dharwad, Karnataka – 580031** to pay the amount mentioned in the notice being (1) ₹ 28,07,229/- (Rupees Twenty Eight Lakh Seven Thousand Two Hundred and Twenty Nine only) as on 05.01.2023 under FHS loan with number 13387300003874 (2) ₹ 26,82,859/- (Rupees Twenty Six Lakh Eighty Two Thousand Eight Hundred and Fifty Nine only) as on 05.01.2023 under Property Power (Home Plus Top Up Equity) loan with number 13387600010678, (3) ₹ 40,53,163/- (Rupees Forty Lakh Fifty Three One Hundred and Sixty Three only) as on 05.01.2023 under FHS loan with number 13387300003908, (4) ₹ 17,27,605/- (Rupees Seventeen Lakh Twenty Seven Thousand Six Hundred and Five only) as on 05.01.2023 under FHS loan with number 13387300003916 and (5) ₹ 11,57,421/- (Rupees Eleven Lakh Fifty Seven Thousand Four Hundred and Twenty One only) as on 05.01.2023 under FHS loan with number 13387300003924 availed from our Br. Hubli together with interest and other charges thereon within 60 days from the date 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 26/04/2023 by issuing a notice to the borrowers/defaulters and general public and publication thereof in news papers 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 23<sup>rd</sup> April 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 ₹. 1,62,87,615.92/- (Rupee One Crore Sixty Two Lakhs Eighty Seven Thousand Six Hundred Fifteen and Ninety Two Only) as on 06/03/2025 comprising of 1. ₹ 36,51,972.12/- (Rupees Thirty Six Lakhs Fifty One Thousand Nine Hundred Seventy Two and Twelve paise only) due to the Federal Bank (Secured creditor) as on 06-03-2025 under FHS loan



Account number 13387300003874 2. ₹ 35,29,532.48/- (Rupees Thirty Five Lakhs Twenty Nine Thousand Five Hundred Thirty Two and Forty Eight Paise only) due to the Federal Bank (Secured creditor) as on 06-03-2025 under Property Power (Home Plus Top Up Equity) loan Account number 13387600010678 3. ₹ 52,90,699.44/- (Rupees Fifty Two Lakhs Ninety Thousand Six Hundred Ninety Nine and Forty Four only) due to the Federal Bank (Secured creditor) as on 06-03-2025 under FHS loan Account number 13387300003908 4. ₹ 23,09,537.51/- (Rupees Twenty Three Lakhs Nine Thousand Five Hundred Thirty Seven and Fifty One only) due to the Federal Bank (Secured creditor) as on 06-03-2025 under FHS loan Account number 13387300003916 5. ₹ 15,05,874.37/- (Rupees Fifteen Lakhs Five Thousand Eight Hundred Seventy Four and Thirty Seven only) due to the Federal Bank (Secured creditor) as on 06-03-2025 under FHS loan Account number 13387300003924 till realization, charges and thus the undersigned hereby invites bids from interested parties for purchasing the property subject to the terms and conditions mentioned hereunder.

### Description of the Immovable Property

Item No.	Particulars of property	Reserve Price below which property will not be sold.	EMD Amount
1.	All the piece and parcel of Flat No:009 in 3rd Floor measuring 1429 Sq.Fts super built-up area (Carpet area 1046 Sq.Ft) in the residential wing of the complex known as GURUDEV Land Mark constructed in Schedule A Plot. 2.05% UDS and interest in all the piece and parcel of NA Plot bearing CTS No: (1)3552/68, measuring 1012 Sq.yards area, (2)3552/72 measuring 490 Sq.yards area, (3)3552/73 measuring 516 6/9 Sq.yards Municipal No.68+72+73/3552, PID No:36/21, comprised in Re-Sy no. 528/2, of Unkal Village, Taluka Hubli, District Dharwad, Karnataka and bounded to the East: CTS No.3552/67,69,70 and 71, to the West: CTS No.3549B/41 and 47, to the North: Road and to the South: Road.	Rs. 56,70,000/-	Rs.5,67,000/-

### 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 for each items as mentioned above.
2. Last date for the submission of documents with EMD (Earnest Money Deposit) is 21/04/2025 before 5.00 PM. EMD for each items of the properties is as mentioned above.
4. The date and time of auction is on 23/04/2025 between 11 am – 12.15 pm (IST), with unlimited extension of 5 minutes each.

The Federal Bank Ltd., Loan Collection & Recovery Department, Bangalore Division | No. 3 | 2<sup>nd</sup> Floor | MSR West Park Church Street | Bengaluru | 560 001 | Karnataka | Phone: +91 8095828647 | Email: bgrlcrd@federalbank.co.in



5. The auction would commence at the reserve price as mentioned above. Bidders shall improve their offers in multiples of Rs. 25,000/- (Rupees Twenty Five Thousand Only). Any increase in the bid amount over and above the reserve price should be in the multiples of Rs.25,000/-.
6. The intending bidders shall hold a valid e-mail address and register their names at portal and get their user id and password free of cost from M/s E Procurement Technologies limited (Auction Tiger) E- Auction service provider whereupon they would be allowed to participate in online e-auction.
7. The prospective bidders may avail online training on e-auction from M/s E Procurement Technologies limited (Auction Tiger) E- Auction service provider, Helpline No and email Id - 079-68136880/68136837 & email - support@auctiontiger.net and Mr. Ram Sharma - 9978591888/9265562821/18 & email - ramprasad@auctiontiger.net.
8. All the payments shall be made in the form of DD drawn in favour of The Federal Bank Ltd, payable at Bangalore or by way of RTGS., Bank details are: The Federal Bank Ltd, LCRD/Bangalore Division, Account No.17630051030003, IFSC Code FDRL0001763.
9. The Bank M/s E Procurement Technologies limited (Auction Tiger) E- Auction service provider, shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the cause.
10. EMD amount shall be adjusted in case of the highest/successful bidder, otherwise refunded within two working days of finalisation of sale. The EMD shall not carry any interest.
11. The intending purchasers who wish to inspect the property and/or for further Details/conditions may contact the undersigned in the below address or Sri Kalakayya Revanaki, Associate Vice President & Branch Head, Br. Hubli, Mob: 9986567949. Details of the auction, sale, terms and condition etc are also available in our website <https://www.federalbank.co.in/web/guest/tender-notice>.
12. The intending purchasers can inspect the properties between 2 PM to 4 PM on the 09/04/2025 in consultation with the undersigned.
13. The highest/successful bidder shall deposit 25% of the amount of bid/purchase money adjusting the EMD already paid immediately on acceptance of his tender/offer by the Bank or not later than the next working day and the balance 75% within 15 days or such further time as permitted by the authorised officer in accordance with law, failing which the entire deposit made by him shall be forfeited without any notice and the property concerned will be resold.
14. The successful bidder shall bear the entire charges/fees payable for conveyance such as stamp duty, registration fee etc as applicable as per law.
15. 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, encumbrances, arrears of property tax, electricity charges, water charges, society charges, maintenance charges or any dues to the Government or anybody in respect of the properties under sale. Such dues if any on the property shall be cleared by the purchaser.



16. The Authorised officer has the absolute right to accept or reject the bid/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.

17. The buyer should satisfy himself/herself/itself as to the title, ownership, statutory approvals, extent etc of the properties before participation in the auction.

18. If any of the date mentioned above happen to be holiday/hartal/protest called by any political parties/association/groups which adversely affects the functioning of the Bank/ M/s E Procurement Technologies limited (Auction Tiger) E- Auction service provider, the very next Bank working day may be considered for that event and related events including the date of auction/sale.

19. The property is put for sale subject to the provisions under the above Act/Rules and other prevailing laws.

06/03/2025  
Bangalore



For The Federal Bank Ltd.  
For THE FEDERAL BANK LTD.  
2009  
Shri. Chhna Sharma K (SP5928)  
Assistant Vice President & Branch Head  
LCRD/Bangalore Division  
(Authorised Officer under SARFAESI Act).