

**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 Rule 8(6) of the Security Interest (Enforcement) Rules, 2002**

Whereas,

the Authorized Officer of the Federal Bank Ltd. under the Act issued a demand notice dated 29/04/2023 calling upon the borrower(s) and / or guarantor (s) and / or defaulters.,

**1.**M/s. Dearson Enterprises LLP, a Limited Liability Partnership firm having registration address RD Floor, Aysha Complex, Bypass Junction, Perinthalmanna, Malappuram, Kerala – 679322 // Room No: XIX/494 – 51A, 3<sup>rd</sup> Floor, Aysha Complex, Bypass Junction, Perinthalmanna, Malappuram, Kerala - 679322, represented by its partners **(a)** Muhammed Shabeerali K P alias Muhammed Shabeerali Kakkattuparambil, S/o Mohammed K P alias Muhammed Haji K P, Kakkattuparambil House, Chethanakurssi, A M U P School Eravimangalam, Aliparamba, Anamangad, Malappuram, Kerala – 679357, **(b)** Mansoor Hussain K P alias Kakkattuparambil Mansoor Hussain, S/o Mohammed K P alias Muhammed Haji K P, Kakkattuparambil House, Palolipparamb, Anamangad, Malappuram, Kerala – 679357, **(c)** Muhammed Nabeel Kakkattuparambil alias Muhammed Nabeel K P, S/o Mohammed K P alias Muhammed Haji K P, Kakkattuparambil House, Palolipparamb, Anamangad, Malappuram, Kerala – 679357 and **(d)** Mohammed K P alias Muhammed Haji K P, S/o Sayed, Kakkattuparambil House, Chethanakurssi, A M U P School Eravimangalam, Aliparamba, Anamangad, Malappuram, Kerala – 679357.

**2.** Muhammed Shabeerali K P alias Muhammed Shabeerali Kakkattuparambil, S/o Mohammed K P alias Muhammed Haji K P, Kakkattuparambil House, Chethanakurssi, A M U P School Eravimangalam, Aliparamba, Anamangad, Malappuram, Kerala – 679357

**3.** Mansoor Hussain K P alias Kakkattuparambil Mansoor Hussain, S/o Mohammed K P alias Muhammed Haji K P, Kakkattuparambil House, Palolipparamb, Anamangad, Malappuram, Kerala – 679357

**4.** Muhammed Nabeel Kakkattuparambil alias Muhammed Nabeel K P, S/o Mohammed K P alias Muhammed Haji K P, Kakkattuparambil House, Palolipparamb, Anamangad, Malappuram, Kerala – 679357

**5.** Mohammed K P alias Muhammed Haji K P, S/o Sayed, Kakkattuparambil House, Chethanakurssi, A M U P School Eravimangalam, Aliparamba, Anamangad, Malappuram, Kerala – 679357

**6.** Fathima Rinsha O , W/o Muhammed Shabeerali K P , Kakkattuparambil House, Chethanakurssi, A M U P School Eravimangalam, Aliparamba, Anamangad, Malappuram, Kerala – 679357

to repay the amount mentioned in the notice **1) ₹ 3,70,17,720.59** (Rupees Three Crore Seventy Lakh Seventeen Thousand Seven Hundred and Twenty, paise Fifty Nine only) due from you jointly and severally as on 07.04.2023 under your CC limit with number 19995500002605 **2) ₹ 51,29,258.05** (Rupees Fifty One Lakh Twenty Nine Thousand Two Hundred and Fifty Eight, paise Five only) due from you jointly and severally as on 07.04.2023 under your CC limit with number 15375500003800 **3) ₹ 1,39,17,707.01** (Rupees One Crore Thirty Nine Lakh Seventeen Thousand Seven Hundred and Seven, paise One only) due from you jointly and severally as on 31.03.2023 under your ODCC limit with number 19995600000525 and **4) ₹ 50,13,068/-** (Rupees Fifty Lakh Thirteen Thousand and Sixty Eight only) due from 1<sup>st</sup>, 2<sup>nd</sup> and 5<sup>th</sup> of you jointly and severally as on 06.04.2023 under your GECL loan with number 19996900000223 all totalling to **₹ 6,10,77,753.65/- (Rupees Six Crore Ten Lakh Seventy Seven Thousand Seven Hundred Fifty Three and Paise Sixty Five only)** being the amount due from various loan/limits availed by you together with interest, 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 12/10/2023 by issuing notices 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 accounts are 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 **15<sup>th</sup> day of October 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 in **1) ₹ 4,52,55,905/-**(Rupees Four Crore Fifty Two Lakh Fifty Five Thousand Nine Hundred and Five only) under CC limit 19995500002605 **2) ₹ 62,67,902/-** (Rupees Sixty Two Lakh Sixty Seven Thousand Nine Hundred and Two only) under CC limit 15375500003800 **3) ₹ 1,70,14,933/-**(Rupees One Crore Seventy Lakh Fourteen Thousand Nine Hundred and Thirty Three only) under ODCC limit 19995600000525 and **4) ₹ 57,56,963/-** (Rupees Fifty Seven Lakh Fifty Six Thousand Nine Hundred and Sixty Three only) under GECL loan 19996900000223 all totaling to **₹ 7,42,95,703/- (Rupees Seven Crore Forty Two Lakhs Ninety Five Thousand Seven Hundred and Three Only Only)** as on 09-09-2024 with further interest, cost and other charges till realization and thus the undersigned hereby invites tenders from interested parties for purchasing the property subject to the terms and conditions mentioned hereunder.

**Description of the mortgaged property/ secured asset**

<b>LOT 1</b>	<b>Reserve Price - ₹ 61,00,000/- (Rupees Sixty One Lakh Only)</b>
<b>LOT 2</b>	<b>Reserve Price - ₹ 1,08,00,000/- (Rupees One Crore and Eight Lakh Only)</b>
<b>LOT 3</b>	<b>Reserve Price - ₹ 35,00,000/- (Rupees Thirty Five Lakh Only)</b>

**LOT 1:**

All the piece and parcel of the land measuring 10.927 Ares (27 cents) comprised in Old Sy No. 54/5-6, of Anamangad Village, Perinthalmanna Taluk, Malappuram District, Kerala State within the registration Sub District of Perinthalmanna, bounded on East by: Property in the possession of the heirs of Bavu Haji, West by: Property in the Possession of Sayed, North by: Property in the Possession of Mammi and Noushad and South by: Way having 10 Feet width towards to the property .

**LOT 2:**

All the piece and parcel of the land measuring 7.29 ares (18 cents) comprised in Sy No. 166/2-1, of Pathaikkara Village, Perinthalmanna Taluk, Malappuram District, Kerala State within the registration Sub District of Perinthalmanna, bounded as per title deed – **1st Thakk** on East by: Bagapathram D Pattika Ohari, West by: Bagapathram B Pattika Ohari, North by: Nirath Vazhi and South by: Bagapathram C Pattika Ohari, bounded as per title deed – **2nd Thakk** on East by: 1st Number, West by: School Thodika Muhammed Kaivasam Valappu, North by: Nirath Vazhi and South by: Bagapathram C Pattika Ohari and bounded as per **purchase certificate** on East by: Properties of Muthaniyil Bindhu and Others, West by: Private Way, North by: P.W.D. Road and South by: Property of K. T Baby Kutty.

**LOT 3:**

All the piece and parcel of the land measuring 8.10 Ares (20 cents) comprised in Re-Sy No. 70/3 as per title deed (Re-Sy. No. 70/10 as per revenue records), (Old Sy No. 42/3A1) , Block No. 5, of Keralasserri Village, Palakkad Taluk, Palakkad District, Kerala State within the registration Sub District of Kadambazhipuram, bounded on East by: Remaining Property in the possession of Shareef, West by: Kudiyruppu Paramba of Thottathil Unnikrishnan, North by: Way having 10 Feet width and South by: Remaining Property in the possession of Mary Soloman.

**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 respective 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>₹ 61,00,000/- (Rupees Sixty One Lakh Only)</b>	<b>₹ 6,10,000/- (Rupees Six Lakh Ten Thousand Only)</b>
<b>LOT 2</b>	<b>₹ 1,08,00,000/- (Rupees One Crore and Eight Lakh Only)</b>	<b>₹ 10,08,000/- (Rupees Ten Lakh and Eight Thousand Only)</b>
<b>LOT 3</b>	<b>₹ 35,00,000/- (Rupees Thirty Five Lakh Only)</b>	<b>₹ 3,50,000/- (Rupees Three Lakhs and Fifty Thousand 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 14-10-2024**. 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 e-auction will be conducted online from **11:00 AM to 1.00 PM on 15-10-2024**, 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: FDR0001435** by mentioning pertinent lot no. of the properties.
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 8281812397 / 9447442006 .
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 11-10-2024**.
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-auctioned/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 10<sup>th</sup> day of September 2024 at Ernakulam

**For The Federal Bank Ltd.,**

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