

MVKLCRD/KVL/NPA 3740/ /2024-25

REGD POST A/D

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 09/04/2021 calling upon the borrower(s) and/or guarantor(s) and/or defaulter(s) (1) Smt. Athira S. Mohan, D/o.Vijayamohana Kurup R., Aroma, Pampuram, Kalluvathukkal, Kollam, Kerala – 691 578, (2) Shri. Vijayamohana Kurup R., S/o. Raghava Kurup, Aroma, Pampuram, Kalluvathukkal, Kollam, Kerala – 691 578 and (3) Smt. Saraswathy, W/o. Vijayamohana Kurup R., Aroma, Pampuram, Kalluvathukkal, Kollam, Kerala – 691 578 to pay the amount mentioned in the notice ₹ 13,06,325.02 (Rupees Thirteen Lakhs Six Thousand Three Hundred and Twenty Five, paise Two only) Federal Special Vidya Loan with number 12597200003615 with branch Kalluvathukkal 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 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 06/08/2021 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 **26th November 2024** 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 total dues of ₹ 19,07,532/- (Rupees Nineteen Lakhs Seven Thousand Five Hundred and Thirty Two only) (as per decretal terms in suit CS 77/2022 of

Commercial Court, Kollam) as on date of sale 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 PROPERTY

All the piece and parcel of the landed property measuring **3.85 Ares** together with building already existing and/or to be constructed along with further improvements thereon comprised in Sy No. 284/23 of Kalluvathukkal Village, Kollam Taluk, Kollam District, Kerala State within the registration Sub District of Chathannoor bounded on **East by** Property of Raveendran Pillai, on **West by** Property of Saraswathy Amma, on **North by** Property of Sarojini Amma and on **South by** Road (Boundaries at present) and on **East by** Property of Ambika Devi Amma , on **West by:** Property of Saraswathy Amma, on **North by:** Property of Sarojini Amma, on **South by:** Road. (Boundaries as per title deed) and more fully described in Sale Deed No. 2585//1990 dated 27/07/1990 of Chathannoor SRO.

Terms and Conditions

1. The property described above will be sold on “*AS IS WHERE IS*” “*AS IS WHAT IS*” and “*WHATEVER THERE IS*” basis and the property will be sold for an amount **above the reserve price of ₹ 19,00,000/- (Rupees Nineteen Lakhs only)**.
2. The intending purchasers shall submit/send to the undersigned their tender quoting the price offered by them (**the amount quoted shall be above the reserve price fixed**) in sealed cover along with a Demand Draft/ Proof of RTGS of **₹ 1,90,000/- (Rupees One Lakh Ninety Thousand only)** favoring The Federal Bank Ltd. payable at Mavelikkara/RTGS Account – Current Account General, A/c No. 12592200000026, IFSC – FDRL0001259, Kalluvathukkal Branch, the earnest money deposit (EMD) equivalent to 10% of the Reserve Price of the property, which is refundable if the tender is not accepted.
3. The Demand Draft/ Proof of RTGS for EMD shall be sent/ handed over to the undersigned separately along with the envelope containing the tender under acknowledgement. Tenders which are not duly sealed and are not accompanied by Demand Draft/ Proof of RTGS as afore stated will be summarily rejected.

4. The sealed covers containing tender shall reach the undersigned before **05.00 PM on 25th November 2024.**
5. The intending purchasers / their authorized representatives shall be present along with valid photo identity proof before the undersigned at his office on **26th November, 2024 at 10.00 A.M** when the tenders will be opened.
6. After opening the tender, the intending bidders may be given an opportunity at the discretion of the authorized officer to have, inter se bidding among themselves to enhance the price.
7. 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 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.
8. All payments shall be made by way of Demand Draft drawn in favor of The Federal Bank Ltd. payable at Mavelikara or through RTGS (Account – Current Account General, A/c No. 12592200000026, IFSC – FDRL0001259, Kalluvathukkal Branch).
9. The successful bidder shall bear the entire charges / fees payable for conveyance such as stamp duty, Registration fee, applicable TDS etc. as applicable as per Law.
10. In the EC dated 23/08/2024 attachment orders from Hon'ble District Court Kollam dated 24/05/2023 and Arbitral Tribunal Ernakulam dated 13/05/2024 is seen reflected, which is subsequent to the mortgage in favour of the bank. No other 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. Society charges and the other encumbrances, if any should be cleared by the purchaser of the property.
11. The tenders offering price below the Reserve Price mentioned above will be rejected.
12. 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.

13. The buyer should satisfy himself/herself/itself as to the title, ownership, attachments, statutory approvals, extend etc of the property, before participation in the auction.
14. 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.

Dated this the 17th day of October 2024 at Mavelikara.

For The Federal Bank Ltd.,

Deputy Vice President 1 & Division Head
(Authorised Officer under SARFAESI Act)