

BGRLCRD/HUL/17S/Sale Notice/

/2024-25

1st October 2024

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 09.12.2014 calling upon the borrowers (1) M/s.Balaji Metal Industries, A partnership firm represented by its partners, Plot No.202/2A, Mishrikoti Village, Kalghatagi Taluk, Dharwad District-581204(2) Sri.Kumaresh S, S/o.Sri.S.Subramaniam, (3) Sri.S.Subramaniam, S/o.Sri.Shanmugum Veeramalai, No.2 & 3 are Residing at H.No.5, Chavan Plots, Priyadarshini Colony, Gokul Road, Hubli - 580030, (4) Sri.Bhimappa Venkappa Pathrot, S/o.Sri.Venkappa Pathrot, (Since Deceased by rep. by his LRs) 4(a) Smt. Shakuntala B Pathrot, W/o Late Bhimappa Venkappa Pathrot, 4(b) Sri Venkappa pathrot, S/o Late Bhimappa Venkappa Pathrot, 4(c) Sri Mahantesh Pathrot, S/o Late Bhimappa Venkappa Pathrot, 4(d) Smt. Shashikala Kalkutghat, D/o Late Bhimappa Venkappa Pathrot No 4(a) to 4(d) R/at.H.No.175, Ramalingeshwar Nagar, Near Basaveshwar Nagar, Gokul Road, Hubli - 580030 to pay the amount mentioned in the notice being Rs.98,57,904/- (Rupees Ninety Eight Lakhs Fifty Seven Thousand Nine Hundred Four only as on 31/10/2014 [(1) Rs. 21,56,103/- (Rupees Twenty One Lakhs Fifty Six Thousand One Hundred Three Only) under Cash Credit A/c No. 13385500010350, (2).Rs.44,57,021/- (Rupees Forty Four Lakhs Fifty Seven Thousand Twenty One Only) under Term Loan A/c. No. 13386900002609, (3).Rs.19,76,833/- (Rupees Nineteen Lakhs Seventy Six Thousand Eight Hundred Thirty Three Only) under Term Loan A/c.No.13386900002591, (4).Rs.12,67,947/- (Rupees Twelve Lakhs Sixty Seven Thousand Nine Hundred Forty Seven Only) under Term Loan A/c.No.13386900002633] together with interest and other charges thereon within 60 days from the date of the said notice.

Whereas the borrower 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 11/03/2015 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 borrowers/defaulters and general public that the Bank has decided to sell on 13/11/2024 the property described herein below on "AS IS WHERE IS BASIS AND AS IS WHAT IS BASIS" under Rules 6 and 7 in respect of movable property and Rules 8 and 9 in respect of

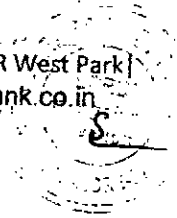
immovable property of the said Rules for realizing the dues of Rs. 5,58,05,314/- (Rupee Five Crore Fifty Eight Lakhs Five Thousand Three Hundred Fourteen Only) as on 01/10/2024 comprising of (1) Rs. 1,24,23,958/- (Rupees One Crore Twenty Four Lakhs Twenty Three Thousand Nine Hundred Fifty Eight Only) under Cash Credit A/c No.13385500010350, as on 01/10/2024 (2) Rs. 2,48,59,540/- (Rupees Two Crore Forty Eight Lakhs Fifty Nine Thousand Five Hundred Forty Only) under Term Loan A/c.No. 13386900002609, as on 01/10/2024 (3) Rs. 1,11,36,592/- (Rupees One Crore Eleven Lakhs Thirty Six Thousand Five Hundred Ninety Two Only) under Term Loan A/c.No.13386900002591, as on 01/10/2024 (4) Rs. 73,85,224/- (Rupees Seventy Three Lakhs Eighty Five Thousand Two Hundred Twenty Four Only) under Term Loan A/c.No.13386900002633) as on 01/10/2024 with interest thereon and charges 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 Immovable Property

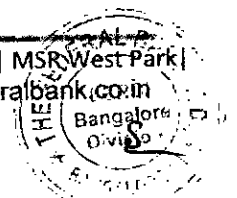
Item No.	Particulars of property	Reserve Price below which property will not be sold.	EMD Amount
1.	All the piece and parcel of Industrial Property bearing G.P.No.1291/A1, Panchayath Ward No.3, in R.S.No.202/2A measuring 30 Guntas or 32670 Sq.ft situated at Mishrikoti Village, Kalaghatagi Taluk, Dharwad District with building and all improvements thereon and bounded on: East : R.S.No.202/2B, West : Property of Neelakanta Kulkarni, North: Ugnikeri Road, South: Property of Vasu Lingo Kulkarni	Rs. 49,00,000/-	Rs. 4,90,000/-
2.	All the piece and parcel of residential property bearing Plot No.17 + 18 : 12, Municipal Ward No.37 A, Municipal No.17 + 18 / 12, R.S.No.82A2+84B, measuring 1616 Sq.ft situated at Ghodke Plots, Sali Layout, Krishnapura Village, Hubli Taluk, Dharwad District, and bounded on: East : Road, West : Park, North: Plot No.17+18:11, South: Plot No.17+18:13	Rs. 35,00,000/-	Rs. 3,50,000/-

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 11/11/2024 before 5.00 PM. EMD for each items of the properties is as mentioned above.
4. The date and time of auction is on 13/11/2024 between 11 am – 12.15 pm (IST), with unlimited extension of 5 minutes each.



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-notices>.
12. The intending purchasers can inspect the properties between 2 PM to 4 PM on the **28/10/2024** 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.

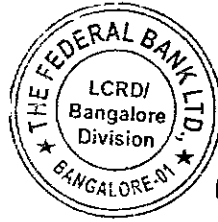


17. The buyer should satisfy himself/herself/itself as to the title, ownership, statutory approvals, extent etc of the properties before participation in the auction.

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.

01/10/2024
Bangalore



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