



YOUR PERFECT BANKING PARTNER

LCRD Thodupuzha Division, KP Varkey's Mall, Rotary Junction,  
Ambalam Bye Pass Road, Thodupuzha, Idukki-685 584, Phone: 04862229222

Email: [tpzlcrcd@federalbank.co.in](mailto:tpzlcrcd@federalbank.co.in)

Website: [www.federalbank.co.in](http://www.federalbank.co.in), CIN: L65191KL1931PLC000368

TPZLCRD/SARFAESI Sale Notice/OA 105/2024

21<sup>st</sup> June 2024

**NOTICE FOR SALE OF IMMOVABLE PROPERTY/IES 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).**

1) Mr. Markose Kuzhalanattu alias Baiju Abraham, S/o Abraham Kuzhalanattu, Kuzhalanattu House, Thirumaradi Village, Mannathoor P .O, Ernakulam Dist. ,PIN-686 662

2) Mrs. Mary Abraham, W/o Abraham Kuzhalanattu ,Kuzhalanattu House, Thirumaradi Village, Mannathoor P .O, Ernakulam Dist. ,PIN-686 662

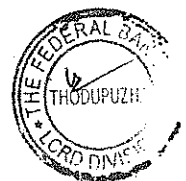
Whereas, The Authorized Officer of The Federal Bank Ltd. under the Act has issued a demand notice dated 19-02-2016 calling upon the borrower 1 & 2, to pay the amount mentioned in the notice being ₹ 10,98,27,671/- (Rupees Ten Crores Ninety Eight Lakhs Twenty Seven Thousand Six Hundred and Seventy One Only) in Cash Credit A/c No. 10065500002093 with further interest as mentioned above from 20-02-2016 till date of payment being the amounts due under the aforesaid Loans availed of by him from our Br. Koothattukulam within 60 days from the date of receipt 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 12-01-2024 by issuing a notice to the borrower 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 and general public that the Bank has decided to sell on 30<sup>th</sup> July 2024 the property described herein below on " AS IS WHERE IS BASIS " under Rules 8 & 9 of the said Rules for realizing the total dues of **Rs.31,00,57,696.95/- (Rupees Thirty One Crores Fifty Seven Thousand Six Hundred and Ninety Six and Paise Ninety Five Only)** is due from you as on 30-07-2024 inclusive of debts due, interest costs and other charges under the loan account No. 10065500002093 in the name of you along with future interest from 31-07-2024 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**

1) All that piece and parcel of land, having an extent of 3.72 Ares (9.20 cents) together with building and all Improvements thereon in Survey No 605/1/1 of Koothattukulam Village, Muvattupuzha Taluk, Ernakulam, Kerala State and bounded on the East by MC Road, South by Ninte Vaka Purayidom, West by property of Markose Kuzhalanattu and North by property of Markose Kuzhalanattu



(2) All that piece and parcel of land having an extent of 5.46 Ares (13.50 cents) together with building and all improvements thereon in Survey No.604/3/7 of Koothattukulam Village, Muvattupuzha Taluk, Emakulam District, Kerala State and bounded on the East by M.C Road, South by property of Markose Kuzhalanattu, West by property of Markose Kuzhalanattu and North by property of Markose Kuzhalanattu.

(3) All that piece and parcel of land having an extent of 1.21 Ares (3 cents) together with building and all improvements thereon in Survey No 604/3/4 of Koothattukulam Village, Muvattupuzha Taluk, Emakulam District, Kerala State and bounded on the East by M.C Road, South by property of Markose Kuzhalanattu, West by property of Markose Kuzhalanattu and North by property of Markose Kuzhalanattu.

(4) All that piece and parcel of land having an extent of 2.02 Ares (5 cents) together with building and all improvements thereon in Survey No.604/3/7 of Koothattukulam Village, Muvattupuzha Taluk, Ernakulam District, Kerala State and bounded on the East by M.C Road, South by Udumbil Myal, West by Udumbil Purayidom and North by property of Aambakkattu Pakke Kandam.

(5) All that piece and parcel of land having an extent of 4.04 Ares (10 cents) together with building and all improvements thereon in Survey No.600/3/2 of Koothattukulam Village, Muvattupuzha Taluk, Ernakulam District, Kerala State and bounded on the East by M:C Road, South by Property of Kuzhalanattu, West by 600/2, 598/2, 599/2 and North by property of 600/3.

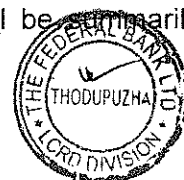
(6) All that piece and parcel of land having an extent of 1.72 Ares (4.25 cents) together with building and all improvements thereon in Survey No 600/3/2 of Koothattukulam village, Muvattupuzha Taluk, Ernakulam District, Kerala State and bounded on the East by M.C. Road, South by Sy.No: 604/3, West 599/2, 600/2, 598/12 and North by 600/4.

(7) All that piece and parcel of land having an extent of 1.01 Ares (2.5 cents) together with building and all improvements thereon in Survey No 604/3/5 of Koothattukulam village, Muvattupuzha Taluk, Ernakulam District, Kerala State and bounded on the East by M.C Road, South by Udumbil Myal, West by Udumbil Purayidom and Manjakkuzha Purayidom North by Aambakkattu Pakke Kandam.

(8) All that piece and parcel of land having an extent of 2.32 Ares (5.75 cents) together with building and all improvements thereon in Survey No 604/3/4 of Koothattukulam Village, Muvattupuzha Taluk, Ernakulam District, Kerala State and bounded on the East by property of Simon Nellamattam, South by Mud Road, West by property of Mary Abraham Kuzhalanattu and North by property of Mary Abraham Kuzhalanattu

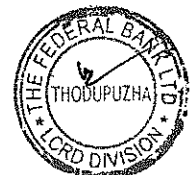
### Terms and Conditions

- a. The reserve price below which the properties will not be sold is Rs. **16,00,00,000/- (Rupees Sixteen Crores Only.)**
- b. The intending purchasers shall submit to the undersigned their sealed tender clearly quoting the price along with a Demand Draft favoring The Federal Bank Ltd. payable at LCRD Division, Thodupuzha Fund Transfer/RTGS/NEFT to the Account No- 06072200000019, Account Name- Current Account General, IFSC Code-FDRL0000607, Branch-Federal Bank Ltd, LCRD Division, Thodupuzha for EMD (10% of the reserve price) Rs.1,60,00,000/- (Rupees One Crore Sixty Lakhs only), which is refundable if the tender is not accepted.
- c. Tenders which are not duly sealed and are not accompanied by Demand Draft/ Fund Transfer/RTGS/NEFT as detailed in terms & conditions (b) as afore stated will be summarily rejected.



- d. The sealed covers containing tender shall reach the undersigned before 5.00 P.M. on 29<sup>th</sup> of July 2024.
- e. The intending purchasers shall be present before the undersigned at his office on 30-07-2024 at 11.00AM, when the tenders will be opened.
- f. 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.
- g. The successful bidder/s 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. The Authorised officer reserves his discretion to modify the terms of payment.
- h. All payments shall be made by way of Demand Draft drawn in favor of The Federal Bank Ltd. payable at LCRD Division Thodupuzha/Fund Transfer/RTGS/NEFT as mentioned in clause (b) above.
- i. The successful bidder/s shall bear the entire charges / fees payable for conveyance such as stamp duty, Registration fee etc. applicable as per Law.
- j. Encumbrance details are as follows.

Survey Number involved	Department
1. Sy.605/1/1 2.Sy. 600/3/2/6 3.Sy. 604/3/7 4.Sy. 604/3/4	Taluk Office Muvattupuzha
1.Sy. 600/3/2	Deputy Tahsildar RR- Kerala Finance Corporation Ernakulam
1.Sy. 600/3/2	Sales Tax
1.Sy. 600/3/2	Deputy Tahsildar RR- Kerala Finance Corporation
1.Sy. 605/1/1/3 2.Sy. 600/3/2/6/10 3.Sy. 604/3/7 4.Sy. 604/3/4/2 5.Sy. 604/3/5/4 6. Sy. 600/3/2/5 7.Sy.605/1/1/4 8. Sy. 604/3/7/2	Tahsildar Muvattupuzha
1.Sy.605/1/1 2. Sy. 604/3/4 3.Sy. 604/3/7	Sub Court, Muvattupuzha in EA 145/19 in EP 21/19 in PLP 1027/17 ( BRD Securities Ltd.)



4. Sy. 600/3/2	
1.Sy. 604/3/7 2. Sy. 604/3/4 3. Sy.605/1/1	Arbitrator, Arbitral Tribunal, Ernakulam IA 123/2021 in Arb Ref No:114/2021 M/S Shriram Transport Finance Co Ltd, Velloorkunnam
1.Sy.600/3/2/5 2. Sy.600/3/2/6/10 3. Sy.604/3/4/2 4. Sy.604/3/7 5. Sy.605/1/1/4 6. Sy.604/3/5/4	Pattacharthu

- 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 10.00 AM and 5.00 PM on 12<sup>th</sup> July 2024.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, extent etc of the property, before participation in the auction.
- o. If any of the dates mentioned above happens to be a holiday, the very next working day will be considered for that event and related events.

Dated this the 21<sup>st</sup> day of June at Thodupuzha.

For the Federal Bank Ltd.

*Umaprakashan S.*

Umaprakashan S.  
AEVP & Authorised Officer Under SARFAESI Act  
(CRD)-Thodupuzha Division

**AEVP & Branch Head (Authorised Officer under SARFAESI Act)**

