

**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 26-04-2023 calling upon the borrower(s) and / or guarantor (s) and / or defaulters 1)M/s Bright Shine Services, a partnership firm having its office at No.2, 1st Floor, Sarathy Street, Pallavaram, Chennai, Tamil Nadu, Pin-600043 represented by its partners (a) Krishnan V, S/o Veerabadran alias Marimuthu Verapathiran and (b) Jackulin K alias K. Jaculin, W/o Krishnan V 2)Krishnan V, S/o Veerabadran alias Marimuthu Verapathiran, 3) Jackulin K alias K. Jaculin, W/o Krishnan V both residing at No.4, Bharathiyar Street, Meenambakkam, Chennai, Tamil Nadu, Pin-600027 to pay the amount mentioned in the notice being a total sum of Rs.57,18,974.59 (Rupees Fifty Seven Lakh Eighteen Thousand Nine Hundred Seventy Four and paise Fifty Nine Only) consisting of ₹50,59,920/- under ODCC limit with number 19035500000026 and ₹6,59,054.59 under GECL loan with number 19036900001002 together with future interest till the date of payment and 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 by of powers conferred under section 13(4) of the said Act read with Rule 8 of the said Rules on 26-07-2023 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 26-11-2024 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 Rs. 68,40,286.90 (Rupees Sixty Eight Lakhs Forty Thousand Two Hundred Eighty Six and paise Ninety Only) consisting of ₹60,00,926.33 under ODCC limit with number 19035500000026 and ₹8,39,360.57 under GECL loan with number 19036900001002 as on 26-11-2024 with interest at the contractual rate along with penal interest at monthly rests from 27-11-2024 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.

SL. NO.	DESCRIPTION OF THE IMMOVEABLE PROPERTY	RESERVE PRICE	EMD AMOUNT
1(a)	All that piece and parcel of vacant land measuring 0.11 cents or 4800 Sq.ft, (out of 0.65 cents one par on west side) bearing Old no.196, New No.167, Kavanur Village, Old patta no.466, New patta No.1026 punjai survey No.244/2B, in Kavanur Village, Sriperumbathur Taluk, and New Kundrathur Taluk, Kancheepuram District, within the Registration District of Chennai-South and Sub Registration District of Guduvancheri. The entire bounded on the: North by: House and Plot of Mr.Govindan, South by: Pathway, East by: Plot of Seller, and West by: Padavettamman koil street. Measuring: East West On the Northern side-100 feet, East West on the Southern side-100 feet, North South On the Eastern side:48 feet, North South On the Western side-48 feet. In all admeasuring 4800 Sq. Ft.	RS.43,40,000/-	RS.4,34,000/-
1(b)	All the piece and parcel of vacant land measuring 0.2 1/4 cents or 1000 Sq.ft, (out of 0.65 cents one part on north side) bearing Old no.196, New No.167, Kavanur Village, old patta No.466, New patta No.1026, punjai survey No.244/2B, in Kavanur Village, Sriperumbathur Taluk, and New Kundrathur Taluk, Kancheepuram District, within the Registration District of Chennai-South and Sub Registration District of Gunduvancheri. The entire bounded on the: North by: House and Plot of Mr. Govindan, South by: Plot of the buyer, East by: House and Plot of Mr.Govindan, and West by: Padavettamman koil street. Measuring: East West On the Northern side-100 feet, East West On the Southern side-100 feet, North South On the Eastern side:10 feet, North South On the Western side-10 feet. In all admeasuring 1000 Sq. Ft.		
2.	All that piece and parcel of land bearing total extent 6596 Sq.ft of land comprised in Survey No.167/11, as per Old patta No.34 and Survey No.167/14, as per New Patta No.3119, Situated at No.198, Orathur Village, Sriperumbudur Taluk, and New Kundrathur Taluk, Kancheepuram District, within the registration District of Chennai South and Sub-Registration District of Guduvanchery, bounded on the East: 40 Feet Road, South: Survey No.167/12, West: Plot No.147 and North: 30 Feet Road. Measuring: East to West-Northern Side by:194 Feet, East to West-Southern side by:194 feet, North to South-Eastern side by: 34 feet and North to South-Western Side by:34 feet.	42,88,000/-	4,28,800/-

Terms and Conditions

- a. The reserve price below which the property will not be sold is mentioned above.
- b. The intending purchasers shall submit /send to the undersigned their tender quoting the price offered by them in a sealed cover along with a Demand Draft favouring The Federal Bank Ltd. payable at Chennai for RS.4,34,000/- for the property mentioned in item 1(a), 1(b) and Rs.4,28,800/- for the property mentioned in item 2 above being earnest money equivalent to 10 % of the Reserve Price, which is refundable if the tender is not accepted. . Bids shall be submitted in the multiples of Rs.25,000/- over and above the reserve price.
- c. Tenders in respect of each item of the property along with the demand draft for earnest money shall be submitted separately. The Tenders which are not duly sealed and are not accompanied by Demand Draft as afore stated will be summarily rejected.
- d. The Tenders which are not duly sealed and are not accompanied by Demand Draft as afore stated will be summarily rejected.
- e. The sealed covers containing tender shall reach the undersigned before 11.00 AM on 26th November 2024.
- f. The intending purchasers shall be present before the undersigned valid photo identity proof at his office on 26th November 2024 at 12:00 PM when the tenders will be opened.
- g. After opening the tender, the intending bidders may be given opportunity at the discretion of the authorized officer to have, inter se bidding among themselves to enhance the price.
- h. 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 but not later than next working day 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.
- i. All payments shall be made by way of Demand Draft drawn in favour of The Federal Bank Ltd. payable at Chennai or by RTGS/NEFT (A/c No. 14082200000026, IFSC: FDRL0001408).
- j. The successful bidder shall bear the entire charges / fees payable for conveyance such as stamp duty, Registration fee etc. as applicable as per Law.
- k. 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 and encumbrance, property tax or any other dues etc. to the Govt. or anybody in respect of the property under sale. The society charges and the other encumbrances, if any should be cleared by the purchaser of the property.
- l. The tenders offering price below the Reserve Price mentioned above will be rejected.
- m. 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.
- n. The intending purchasers can inspect the properties between 2:00 PM and 5:00 PM on 14th November 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.
- o. The buyer should satisfy himself/herself/itself as to the title, ownership, statutory approvals, extend etc of the property, before participation in the auction.

NB: -The borrowers named above may treat this as notice of 15 days as stipulated in Rule 8 (6) of the said Rules and pay the secured debt in full to avoid sale of the properties.

Dated this the 30th day of October 2024 at Chennai

For The Federal Bank Ltd.

**Deputy Vice President-I
(Authorised Officer under SARFAESI Act)**