

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 07/08/2021 calling upon the borrower(s) and guarantor (s) and defaulters **(1) M/s. Jomsons Enterprises India Pvt Ltd, TMC 36/2536, 1" floor, Jomsons Tower, Chettiyangadi, Post office road, Thrissur-680001, (2) Mr. Bestin Joy, S/o. Joy E S, Edattukaran House, Kuriachira, Thrissur-680006. Also, at: Flat no.1183, Topaz, Sobha City, Puzhakkal, Thrissur-680553, (3) Mr. Shantin Joy, S/o. Joy E S, Edattukaran House, Kuriachira, Thrissur-680006., (4) Mrs. Veda Bestin, W/o. Bestin Joy, Edattukaran House, Kuriachira, Thrissur-680006, Also at: Flat no.1183, Topaz, Sobha City, Puzhakkal, Thrissur-680553. (5) Mrs. Mercy Joy, W/o. Joy ES, Edattukaran House, Kuriachira, Thrissur-680006** to pay the amount mentioned in the notice being Rs.7,94,49,907.68 due under Cash credit A/c 12805500003585, Rs.7,42,65,578.82 due under Term Loan A/c. 12806900024148, Rs.2,67,89,295.45 due under Term Loan A/c.12806900024130 and Rs. 3,55,44,094/- due under GECL A/c 12806800024452 account together with interest and cost thereon till payment of the amount due under the Loans availed of by them from our Br. Thrissur/S T Nagar within 60 days from the date of receipt of the said notice.

Whereas the borrower(s) and guarantor(s) and 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 29th January 2022 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 guarantor(s) and defaulters and general public that the Bank has decided to sell on **5th JULY 2024** the property 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 Total dues of **Rs.29,21,15,787/- (Rupees Twenty Nine Crores Twenty One lakhs fifteen thousand seven hundred eighty seven only)** (i.e... **Rs.8,21,46,880/-** due under Cash credit A/c 12805500003585, **Rs.11,75,24,410/-** due under Term Loan A/c. 12806900024148, **Rs.4,99,54,134/-** due under GECL A/c.12806900024452 and **Rs. 4,24,90,363/-** due under Term Loan A/c 12806800024130) as on **05-07-2024** as per OA filed before DRT-2, Ernakulam along with further interest/costs/charges and thus the undersigned hereby invite the interested parties the sealed tenders for purchasing the properties subject to the terms and conditions mentioned hereunder.

DESCRIPTION OF THE PROPERTIES

LOT NO.1

1) All the piece and parcel of the landed property measuring 1.94 Ares in Sy.No.1032/5p, 9.59 Ares in Sy.No.1035/1p, 0.26ares in Sy.No.1036/2p and 2.28 Ares in Sy.No.1031/4 (**Total 14.07 Ares**) with

building and all improvements thereon in Thrissur village, Thrissur Taluk, Thrissur District, Kerala bounded on East: Property of N V Joy,, West: Property of Mercy and others, North: Property of Dhanapalan and South: TB Road.

2) All the piece and parcel of the landed property measuring 6.88 Ares in Sy.No.1035/1p, 0.20 Ares in Sy.No.1036/2p (**Total 7.08Ares**) with building and all improvements thereon in Thrissur village Thrissur Taluk, Thrissur District, Kerala bounded on East: Property of Mercy, West: Property of PadaranSathyan, North: Property of Dhanapalan and South: TB Road.

The total extent of items in Lot No.1 properties as per title deed is 21.15 Ares (53.15 cents) and as per possession is 16.19 Ares (40 cents). The available extent at present is **15.10 Ares (37.31cents)** only.

LOT NO.2

1) All the piece and parcel of the landed property measuring **64.95 Ares** with building and all improvements thereon comprised in Sy.No.1423/1 of Amballur village,Mukundapuram Taluk, Thrissur District, Kerala bounded on East: Property of Sadananda ceramics and Vazhy, West: Properties of Padinjattumurikarayogam, Geetha sudheesh, Edattukaran sunny and Dharman, North: Panchayath Road and South: Property of Nereparambil George.

TERMS AND CONDITIONS FOR SALE OF SCHEDULE PROPERTY/IES

a. The Property described above will be sold in separate lots and the reserve price below which the properties will not sold is,

LOT No. 01 – Rs 9,25,00,000/- (Rupees Nine Crore Twenty-Five Lakhs only)

LOT No. 02 – Rs 4,93,00,000/- (Rupees Four Crore Ninety-Three Lakhs only)

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 favoring The Federal Bank Ltd. payable at Thrissur for being earnest money equivalent to 10% of the Reserve Price of the property concerned, which is refundable if the tender is not accepted. The Demand Draft for EMD shall be sent/ handed over to the undersigned separately along with the envelope containing the tender under acknowledgement.

EMD for LOT No. 01 – Rs 92,50,000/- (Rupees Ninety-Two lakhs fifty thousand only)

EMD for Lot No. 02 – Rs 49,30,000/- (Rupees Forty-Nine Lakhs thirty thousand only)

- c. The sealed covers containing tender shall reach the undersigned before **05:00 PM on 4th July 2024**.
- d. The intending purchasers shall be present along with valid photo identity proof before the undersigned at his office on **05/07/2024 at 10.30 AM (Date & Time of Sale)** when the tenders will be opened. In case where the tender is submitted by an incorporated company/partnership/Association/Trust, the person representing such company/partnership/ Association /trust shall produce true copy of resolution/authorization from the company/partnership/association/Trust.
- e. Tenders which are not duly sealed and are not accompanied by Demand Draft as afore stated will be summarily rejected.
- f. After opening the tender, the intending bidders may be given an opportunity at the discretion of the authorized officer to have, interse bidding among themselves to enhance the price.
- g. 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 or such further time as permitted by the authorized 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 re-sold. The Authorized Officer reserves the right to modify the terms and conditions of payment.
- h. All payments shall be made by way of a Demand Draft drawn in favor of The Federal Bank Ltd. payable at Thrissur or by way of RTGS/NEFT.
 - i. The successful bidder shall bear the entire charges/ fees payable for conveyance such as stamp duty, Registration fee etc. as applicable as per Law.
 - j. No encumbrance in respect of the property prior to mortgage 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.
 - 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 **2 PM to 4 PM on 21st June 2024**. The intending purchasers who wish to inspect the property and / or know further details / conditions may contact the Authorised Officer at LCRD/Thrissur Division, 1st Floor, Chemchery Tower, Thrissur-Ernakulam High Road, Ollur, Thrissur – 680 306. Ph: 0487-2424654, Email:tsrlcrd@federalbank.co.in.
 - n. For detailed terms and conditions of the sale, please refer to the link provided in in the website of The Federal Bank Ltd i.e. <https://www.federalbank.co.in/web/guest/tender-notices>
 - o. The buyer should satisfy himself/herself/itself as to the title, ownership, statutory approvals, extent etc of the property, before participation in the auction.
 - p. If any of the dates mentioned above happens to be a Bank holiday, the very next Bank working day will be considered for that particular event and related events.
 - q. The properties are put up for auction / sale subject to the provisions under the SARFAESI Act/Rules and other prevailing laws.

Dated this the 13th day of June 2024 at Thrissur

For The Federal Bank Ltd

Authorised Officer under SARFAESI Act