

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 27/02/2019 calling upon the borrower(s) and / or guarantor (s) and / or defaulters (1) Mr. Sugumar J, S/o Janakiraman E, carrying on business in the name and style of M/s J K R Agencies at 1/42 C, Rayappar Street, Thiruvallur Road, Molachur, Sunguvarchatram, Kancheepuram 602 106 (2) Mr. Sri Janakiraman E, S/o Ezhumalai and 3) Smt Ashadevi K, W/o Sugumar J, all residing at No. 97, Sivan Koil Street, Pappankuzhi, Sendhamangalam Post, Sunguvarchatram, Kancheepuram 602 106 and all having alternate address at No. 100, Kulakkarai Street, Pappankuzhi, Sendhamangalam Post, Sunguvarchatram, Kancheepuram 602 106 to pay the amount mentioned in the notice being Rs.44,14,995.00 (Rupees Forty Four Lakh Fourteen Thousand Nine Hundred Ninety Five only) being the amount due under the OD Clean (SME LAP) Account No 1610560000201 loan as on 05.02.2019 (interest applied upto 31.01.2019) together with future interest thereon @ 12.00 % per annum with monthly rests and penal interest @ 2 % per annum from 01.02.2019 till the date of payment and costs and other charges availed by them from our Br. Sriperumbudur 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 in exercise of powers conferred under section 13(4) of the said Act read with Rule 8 of the said Rules on 07.05.2019 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 14th August 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 dues of Rs.98,13,423.43.00 (Rupees Ninety Eight Lakhs Thirteen Thousand Four Hundred Twenty Three and paise Forty Three only) being the amount due under OD Clean (SME LAP) Account No 1610560000201 as on 14.08.2024 as per claim in the OA till the date of payment and costs and other charges together with future interest 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 Mortgaged Immovable Property/ies

Description Of Property	Reserve Price	EMD
<u>SCHEDULE A</u>		
All that piece and parcel of landed property admeasuring 6 Cents and 10 Cents totaling to 16 Cents comprised in Sy No. 6/1 Part & 6/2 Part bearing Patta No. 764 situated at Pappankuzhi Village, Sriperumbudur Taluk, Kancheepuram District within the Registration District of Chengalpet and Registration Sub District of Sunguvarchatram and bounded on the North by: Land of Parasurama Gupta; South by: Land of Janakiraman; East by: Land of Palani and West by: Land of Samikannu .		
<u>SCHEDULE B</u>		
All that piece and parcel of landed property admeasuring 8 Cents comprised in Sy No. 249/19 bearing Patta No. 766 situated at Pappankuzhi Village, Sriperumbudur Taluk, Kancheepuram District within the Registration District of Chengalpet and Registration Sub District of Sunguvarchatram and bounded on the North by: Land in Sy No. 249/16; South by: Land in Sy No. 249/41; East by: Land in Sy No. 249/20 and West by: Land in Sy No. 249/16	Rs.42,75,000/- (Rupees Forty Two Lakhs Seventy Five Thousand Only)	Rs.4,27,500/- (Rupees Four Lakhs Twenty Seven Thousand Five Hundred Only)
<u>SCHEDULE C</u>		
All that piece and parcel of landed property admeasuring 11 Cents comprised in Sy No. 249/31 bearing Patta No. 766 situated at Pappankuzhi Village, Sriperumbudur Taluk, Kancheepuram District within the Registration District of Chengalpet and Registration Sub District of Sunguvarchatram and bounded on the North by: Land in Sy No. 249/41; South by: Land in Sy No. 206; East by: Land in Sy No. 249/40 and West by: Land in Sy No. 249/29 .		

Terms and Conditions

- a. The reserve price below which the property will not be sold is **Rs.42,75,000/- (Rupees Forty Two Lakhs Seventy Five Thousand 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 Chennai for **Rs.4,27,500/-(Rupees Four Lakhs Twenty Seven Thousand Five Hundred Only)** being earnest money equivalent to 10 % of the Reserve Price of the property concerned, which is refundable if the tender is not accepted. Bids shall be submitted in the multiples of Rs.10,000/- 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 sealed covers containing tender shall reach the undersigned before **11.00 AM on 14th August 2024**.
- e. The intending purchasers shall be present before the undersigned valid photo identity proof at his office on **14/08/2024 at 02.00 PM** when the tenders will be opened.
- f. After opening the tender, the intending bidders may be given 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 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.
- h. All payments shall be made by way of Demand Draft drawn in favor of The Federal Bank Ltd. payable at Chennai or by RTGS/NEFT (A/c No. 14082200000026, IFSC: FDRL0001408).
- 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 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.
- 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 **02.00 PM and 04.00 PM** on **30th 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, extend etc of the property, before participation in the auction.

NB:-The borrowers named above may treat this as notice of 30 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 2th day of July 2024 at Chennai

For The Federal Bank Ltd.

Asst. Vice President
(Authorised Officer under SARFAESI Act)