

BGRLCRD/BGRI/SN/17S/2024-25

25th September 2024

// Registered Post with AD //

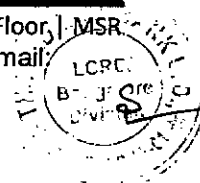
NOTICE FOR SALE OF MOVABLE & IMMOVABLE PROPERTY ISSUED UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002, (hereinafter referred to as Act) r/w SECURITY INTEREST (ENFORCEMENT) RULES, 2002 (hereinafter referred to as rules).

Whereas; The Authorized Officer of the Federal Bank Ltd. under the Act issued a demand notice dated 22/02/2019 calling upon the borrowers (1) Manoj Varghese, S/o Mr. Maleyekal Oommen Varghese, (2) Mrs. Sindhu Varghese, W/o Mr. Manoj Varghese, residing at: No.67, 7th Cross, Muddappa Road, J B Nagar, Bangalore-560033 and also at Flat No. GF-D, Ground Floor, "P DOT G PLATINUM" 10th Main, 11th Cross, Maruthi Nagar, Malleshapalya, C.V. Raman Nagar, Bangalore 560093 to pay the amount mentioned in the notice being ₹.13,16,972.95/- (Rupees Thirteen Lakh Sixteen Thousand Nine Hundred Seventy Two and Paise Ninety Five Only) under Housing Loan A/c.No.15357300002448 due from No. 1 & 2 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 28/11/2019 by issuing a notice to the borrowers/defaulters and general public and publication thereof in newspapers as contemplated under the said Act and Rules.

Whereas, the property described herein below was put for auction on various dates based on individual sale notices issued & published as per provisions of SARFAESI Act & Rules framed thereunder and there were no bidders to purchase the property at the time of auction conducted, the last being held on 24.03.2023 based on sale notice dtd 28.08.2023.

The undersigned hereby give notice to the borrowers/defaulters and general public that the Bank has decided to sell on 21-10-2024 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.30,53,892.95 (Rupees Thirty lakhs Fifty Three Thousand Eight Hundred and Ninety Two and Paise Ninety Five only) as on 05-09-2024 under Housing Loan A/c No.15357300002448 with interest thereon from 05-09-2024 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.



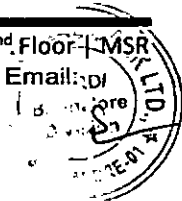
DESCRIPTION OF THE MOVABLE /IMMOVABLE PROPERTY

Item No.	Particulars of property	Reserve Price below which property will not be sold.	EMD amount
1	All the piece and parcel of the residential flat admeasuring 1096 Sq Ft bearing Flat No. GF-D situated on the Ground Floor of the Multi-storied building namely "P DOT G PLATINUM" together with 309 Sq ft of undivided share in landed property measuring 4676 Sq ft comprised in Site No.30, BMP Katha No.98/1A, PID No.83-54-98/1A, situated at Kaggadasapura, K R Puram Hobli, Bangalore East Taluk, Bangalore and bounded on East-Site No.31 belonging to Sri. M Babu Reddy, West: Property belonging to Sri. T Jayarama Reddy, North: Private Property and South: Road left in the same property No.98. (As per Sale Deed Doc No.KRI-1-02629/2008-09 dated 12/09/2008).	Rs.27,50,000/- (Rupees Twenty Seven Lakh Fifty Thousand Only)	Rs. 2,75,000/- (Rupees Two Lakh Seventy Five Thousand only)

Terms and conditions

1. Auction sale/bidding would be only through "online electronic bidding" process through the website <https://www.bankeauctions.com>
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 as mentioned above.
3. Last date for the submission of documents with EMD (Earnest Money Deposit) is 19/10/2024 before 5.00 PM. EMD for the property is as mentioned above.
4. The date and time of auction is on 21/10/2024 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.10,000/- (Rupees Ten Thousand Only). Any increase in the bid amount over and above the reserve price should be in the multiples of Rs.10,000/-.
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 C 1 India Private LTD, 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 C 1 India Private LTD E- Auction service provider, Helpline No:+91 9891628914, 01244302000 & email = shibu.babu@c1india.com and Mr. Gangadhar Naik- 9900711744 , email Id - karnataka@c1india.com.
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 C 1 India Private LTD 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.

The Federal Bank Ltd., Loan Collection & Recovery Department, Bangalore Division | No. 3 | 2nd Floor | MSR West Park | Church Street | Bengaluru | 560 001 | Karnataka | Phone: +91 8095828647 | Email: bgfrcrd@federalbank.co.in



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 Mr. Shrikrishna Sharma K , AVP & Branch Head, LCRD Bangalore Division, Mob: 8095828647. Details of the auction, sale, terms and condition etc are also available in our website <https://www.federalbank.co.in/web/guest/tender-notice>.

12. The intending purchasers can inspect the properties between 2 PM to 4 PM on the 15th October 2024 in consultation with the undersigned or LCRD Bangalore Division.

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 C 1 India Private LTD 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.

Date: 25/09/2024

Place: Bangalore



FOR THE FEDERAL BANK LTD.
Shrikrishna Sharma K (SP5928)
Assistant Vice President & Branch Head
(LCRD Bangalore Division,
The Federal Bank Ltd.).