

LCRD / ERNAKULAM DIVISION

EKMLCRD/MT/EKMG/SAR-2595/MRR/ /2024-25

E- Auction Sale notice for sale of immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002

Whereas,

the Authorized Officer of the Federal Bank Ltd. under the Act issued a demand notice dated **02/11/2015** calling upon the borrower(s) and / or guarantor (s) and / or defaulters.,

- 1) **M/s Moon River Resorts Pvt Ltd**, Vacha Loft, Flat No. 5 , River View Apartment, Yatch Club Enclave, Konduruthy, Ernakulam -682 013
- 2) **Sri. Alex Vachaparambil** , Flat No. 2162 , 2nd Block, 16th Floor, Prestige Apartment, Marine Drive, Near Goshree Bridge, Ernakulam-682 031 Also at , Vachaparambil House, Silver Oaks, Pattom, Thiruvananthapuram- 695 004
- 3) **Smt. Tsarina Vacha** , Flat No. 2162 , 2nd Block, 16th Floor, Prestige Apartment, Marine Drive, Near Goshree Bridge, Ernakulam-682 031 , Also at XL1/2584 , Nelpuraparambil, Chittoor Road, Ernakulam, 682 018.

to repay the amount mentioned in the notice being **₹ 10,40,06,138/- (Rupees Ten Crore Forty Lakh Six Thousand One Hundred and Thirty Eight only)** being the amount due under term loan account 13807100006405 by M/s Moon River Resorts Pvt Ltd from Ernakulam/Palarivattom branch together with interest , 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 in exercise of powers conferred under section 13(4) of the said Act read with Rule 8 of the said Rules on **21-12-2016** by issuing notices to the borrowers/defaulters and general public and publication thereof in newspapers as contemplated under the said Act and Rules.

Whereas since the dues in respect of the account is remaining unpaid, 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 **27th day of September 2024** the properties 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 dues of **₹ 26,34,52,221/- (Rupees Twenty Six Crore Thirty Four Lakh Fifty Two Thousand Two Hundred and Twenty One Only)** as on 25-08-2024 with further interest, cost and other charges till realization and thus the undersigned

hereby invites from interested parties for purchasing the property subject to the terms and conditions mentioned hereunder.

Description of the mortgaged property/ secured asset
Reserve Price ₹ 3,15,00,000/- (Rupees Three Crore Fifteen Lakh only)

All that piece and parcel of the land having extent of 11.316 Ares made up of a) 7.35 Ares in Sy. No. 380/1 , b) 3.561 Ares in Sy. No. 381/1 and c) 0.405 Ares in Sy. No.889 together with two buildings admeasuring 900 Sq. Feet and 200 Sq. Feet bearing no. XII/165 and XII/166 of Mulavukad Panchayath and all improvements thereon in Mulavukad Village, Kanayannur Taluk, Ernakulam District, Kerala State and bounded on the **South** by property of Shaju Prabhakaran, **East** by River, **West** by 10 links wide private Road and property in Survey No. 381/1 and **North** by property in Survey No. 379 of Sunny Aswez.

Terms and Conditions

1. Auction sale/bidding would be only through "**online electronic bidding**" process through the website <https://federalbank.auctiontiger.net>
2. The properties described above 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.
3. The **RESERVE PRICES** and the **Earnest Money Deposit (EMD)** for property are as mentioned below. The property/s will not be sold below the reserve price.

RESERVE PRICE	EMD
₹ 3,15,00,000/-	₹ 31,50,000/-

4. The **Earnest Money Deposit (EMD)** for the scheduled property is equivalent to 10% of the Reserve Price of the property, which is refundable if the tender is not accepted.
5. The Bid along with EMD and relevant KYC documents shall be submitted ONLINE/ at any Branch of Federal Bank, latest by **5.00 P.M. on 26-09-2024**. If the bid form is submitted by an incorporated company, the person representing such company shall submit / produce the true copy of resolution / authorization from the company.
6. Refer website <https://federalbank.auctiontiger.net> for more details. Any bid and EMD submitted beyond the date and time referred above will not be entertained. The tenders offering price below the Reserve Price mentioned above will be rejected summarily.

7. The auction will be conducted online from **11:00 AM to 1.00 PM on 27-09-2024**, with unlimited extension of 5 minutes each.
8. The auction would commence above the reserve price mentioned above. Bidders shall improve their offers in multiples of **₹ 25,000/- (Rupees Twenty Five Thousand only)** for property.
9. The intending bidders shall hold a valid e-mail address and register their names at the portal and get their user id and password free of cost from M/s e-Procurement Technologies Pvt Limited (Auction tiger) whereupon they would be allowed to participate in the online e-auction.
10. The prospective bidders may avail online training on e-auction from M/s e-Procurement Technologies Pvt Limited (Auction tiger), Ahmedabad, Helpline No. & email ID : 9265562818/ 9265562821/ 079-68136842/ 079-68136842, support@auctiontiger.net, and **Mr. Ram Sharma – 80000 23297 & email – ramprasad@auctiontiger.net**
11. All payments shall be made in the form of RTGS to **The Federal Bank Ltd, Br. LCRD Ernakulam Division, Bank Account No. 14350051030003, IFSC: FDRL0001435.**
12. The Bank / M/s e-Procurement Technologies Pvt Limited (Auction tiger) shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the cause.
13. The intending purchasers who wish to inspect the properties and / or know further details / conditions may contact the Authorised Officer of the Federal Bank at LCRD/Ernakulam Division (ekmlcrd@federalbank.co.in) or at +91 9895055139 / 8281812397.
14. Details of the auction sale, terms and conditions etc. are also available in our website, <https://www.federalbank.co.in/web/guest/tender-notice>.
15. The intending purchasers can inspect the properties between **12.00 PM and 4.00 PM** on any working day **upto 25-09-2024**
16. The successful bidder of property shall deposit 25% of the bid amount / sale price (inclusive of EMD) immediately i.e. on the same day OR not later than next working day, as the case may be, from the culmination of E-auction /bidding on acceptance of the 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 inclusive of EMD remitted shall be forfeited without any notice and the property will be put for auction again.
17. The successful bidder shall bear the entire charges/fees payable for conveyance such as stamp duty, registration fee etc as applicable as per law.

18. No encumbrance or charge in respect of the properties have come to the notice of the Bank. The Bank will not be held responsible for any charge, lien, encumbrance, property tax or any other dues to the Government or anybody in respect of the property under sale. Such matters, if any, should be cleared by the purchaser of the property.
19. The Authorised officer has the absolute right to accept or reject 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.
20. The buyer should satisfy himself/ herself / itself as to the title, extent, ownership, statutory approval etc., in respect of the property concerned before participating in the auction.
21. If any of the dates mentioned above happen to be a holiday/harthal/protest called by any political parties/association/ groups which adversely affects the functioning of the Bank / **M/s e-Procurement Technologies Pvt Limited (Auction tiger)**, the very next Bank working day may be considered for that event and related events including the date of auction/sale.
22. The property is put for sale subject to the provisions under the above Act / Rules and other prevailing laws.

Dated this the **26th day of August 2024** at Ernakulam

For The Federal Bank Ltd.,

Pradeep G
Vice President & Division Head
(Authorized Officer under SARFAESI Act)