



Loan Collection and Recovery Department- Mavelikkara Division

MVKLCRD/QLNB/NPA 982/

/2024-25

Date: 13/08/2024

REGD POST A/D

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 11/02/2016 calling upon the borrower(s) and/or guarantor(s) and/or defaulters (1) M/s Navami Exports a partnership firm having its office at Peroor, T.K.M. College P.o., Kollam Dist., Pin: 691 005 represented by its partners (a) Mr. Vilasidharan D., S/o. Damodaran, "Gayathri", A-69, Mangad P.O., Kollam Dist., Pin: 691 015, (b) Mr. Sujith V., S/o. Vilasidharan D., "Gayathri", A-69, Mangad P.O., Kollam Dist., Pin: 691 015 and (c) Ranjith V., S/o Vilasidharan D., "Gayathri", A-69, Mangad P.O., Kollam Dist., Pin: 691 015, (2) Mr. Vilasidharan D., S/o. Damodaran, "Gayathri", A-69, Mangad P.O., Kollam Dist., Pin: 691 015, (3) Mr. Sujith V., S/o. Vilasidharan D., "Gayathri", A-69, Mangad P.O., Kollam Dist., Pin: 691 015, (4) Renjith V., S/o Vilasidharan D., "Gayathri", A-69, Mangad P.O., Kollam Dist., Pin: 691 015 & (5) Mrs. Sudharma D., W/o. Vilasidharan D., "Gayathri", A-69, Mangad P.O., Kollam Dist., Pin: 691 015 to pay the amount mentioned in the notice being (1) ₹ 7,52,34,987.87 (Rupees Seven crores fifty two lakhs thirty four thousand nine hundred and eighty seven and paise eighty seven only) in Packing Credit Limit Running Account [A/c No. 14599100000086], (2) ₹ 10,43,61,692.94 (Rupees Ten crore forty three lakhs sixty one thousand six hundred and ninety two and paise ninety four only) in Cash Credit Limit [A/c No. 14595500001956], (3) USD 81265.64 (USD Eighty one thousand two hundred and sixty five and cents sixty four only) equivalent to ₹ 55,62,633.06 (Rupees Fifty five lakhs sixty two thousand six hundred and thirty three and paise six only) in PCFC Limit [A/c No. 14599200000029], (4) ₹ 31,04,173.68 (Rupees Thirty one lakhs four thousand one hundred and seventy three and paise sixty eight only) in Current account [A/c No. 14590200000184] and (5) ₹ 12,50,000/- (Rupees Twelve lakhs fifty thousand only) in Term Loan [A/c No. 145969000002529] with branch Kollam/Polayathode, 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 27/04/2016 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 **25th September 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 (1) ₹ 23,59,25,545/- (Rupees Twenty Three Crores Fifty Nine Lakhs Twenty Five Thousand Five Hundred and Forty Five only) in Packing Credit Limit Running Account [A/c No. 14599100000086], (2) ₹ 41,23,02,056/- (Rupees Forty One Crores Twenty Three Lakhs Two Thousand Fifty Six only) in Cash Credit Limit [A/c No. 14595500001956], (3) ₹ 1,87,11,126/- (Rupees One Crore Eighty Seven Lakhs Eleven Thousand One Hundred and Twenty Six only) in PCFC Limit [A/c No. 14599100000093], (4) ₹ 2,04,10,206/- (Rupees Two Crores Four Lakhs Ten Thousand Two Hundred and Six only) in Current account [A/c No. 14590200000184] and (5) ₹ 32,59,018/- (Rupees Thirty Two Lakhs Fifty Nine Thousand Eighteen only) in Term Loan [A/c No. 14596900002529] {Dues as per OA terms} due as on date of sale with further interest, cost and other charges 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 properties	Reserve price (in Rs.)
1.	All the piece and parcel of the landed property measuring 11.74 Ares with building already constructed/to be constructed along with further improvements thereon comprised in Re. Sy. Nos. 652/2, 653/1, 653/3, 653/1 & 653/4-2, Block 15, (Old Sy. Nos. 3475/2 & 3476) of Mangad Village, Kollam Taluk, Kollam District, Kerala State within the registration Sub District of Eravipuram SRO (Sale deed No. 1987/1978 dated 06-05-1978 in the name of Mrs. Sudharma D.) bounded on East by property of Vilaseedharan, West by properties of Rejila, Mercy Pappachan and Subramanian, North by property of Musaliar and road and South by property of Sudevan. (Boundaries as per title deed)	Rs. 88,00,000/- (Rupees Eighty Eight Lakhs only)

Terms and Conditions

1. The properties described above will be sold on “*AS IS WHERE IS*” “*AS IS WHAT IS*” and “*WHATEVER THERE IS*” basis and the property will be sold for an amount **above the reserve price of Rs. 88,00,000/- (Rupees Eighty Eight Lakhs only)**.
2. The intending purchasers shall submit/send to the undersigned their tender quoting the price offered by them (**the amount quoted shall be above the reserve price fixed**) in sealed cover along with a Demand Draft/ Proof of RTGS of ₹ **8,80,000/- (Rupees Eight Lakhs Eighty Thousand only)** favoring The Federal Bank Ltd. payable at Mavelikkara/RTGS Account –

Current Account General, A/c No. 14592200000057, IFSC – FDRL0001459, Kollam/Polayathode Branch, the earnest money deposit (EMD) equivalent to 10% of the Reserve Price of the property, which is refundable if the tender is not accepted.

3. The Demand Draft/ Proof of RTGS for EMD shall be sent/ handed over to the undersigned separately along with the envelope containing the tender under acknowledgement. Tenders which are not duly sealed and are not accompanied by Demand Draft/ Proof of RTGS as afore stated will be summarily rejected.
4. The sealed covers containing tender shall reach the undersigned before **5.00PM on 24th September 2024.**
5. The intending purchasers / their authorized representatives shall be present along with valid photo identity proof before the undersigned at his office on **25th September 2024 at 10.30 A.M** when the tenders will be opened.
6. 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.
7. 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, failing which the entire deposit made by him shall be forfeited without any notice and the property concerned will be re-sold.
8. All payments shall be made by way of Demand Draft drawn in favor of The Federal Bank Ltd. payable at Mavelikara or through RTGS (Account – Current Account General, A/c No. 14592200000057, IFSC – FDRL0001459, Kollam/Polayathode Branch).
9. The successful bidder shall bear the entire charges / fees payable for conveyance such as stamp duty, Registration fee, applicable TDS etc. as applicable as per Law.
10. 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.
11. The tenders offering price below the Reserve Price mentioned above will be rejected.
12. 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.
13. The buyer should satisfy himself/herself/itself as to the title, ownership, statutory approvals, extend etc of the property, before participation in the auction.

14. If any of the dates mentioned above happen to be a holiday/harthal/protest called by any political parties, the very next Bank working day will be considered for that event and related events including the date of auction/sale.

Dated this the 13th day of August 2024 at Mavelikara.

For The Federal Bank Ltd.,

**Deputy Vice President 1 & Division Head
(Authorised Officer under SARFAESI Act)**