

TVMLCRD/NPA-1681/KKL/

/2024

15.11.2024

(REGD 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 20/01/2018 calling upon the borrowers

1. M/s. Kanyakumari Exports Pvt Ltd, registered office at 10/122E, Krishna Nivas, Mathempala, Palukal P.O, Kanyakumari District-629170 / presently at Nikhil Plaza, DoorNo. 71B/12, Kannumamoodu, Nagercoil-629170.

2. Shri Nirmalan K, S/o. Krishnan Nair, Thiruvathira TC 16/729 (16/77), SKRA Lane, Thycaud, Thiruvananthapuram-695014 / Krishna Nivas, Mathempala, Palukal, Kanyakumari District - 629170

3. Smt. Rekha. C, W/o. Nirmalan. K, residing at Thiruvathira TC 16/729 (16/77), SKNRA Lane, Thycaud, Thiruvananthapuram-695014/ Krishna Nivas, Mathempala, Palukal, Kanyakumari District - 629170

4. Shri. Narayanan Nair. A, S/o. Appukuttan Nair, 2-76C, Archana Nivas, Puravoor, Manivilai Post, Palukal, Kanya Kumari District, TamilNadu - 629170

5. Shri. Raveendran. S, S/o. K. Sukumara Pillai, 9/86, Nagacode House, Palukal, Palukal Post, Kanyakumari District, TamilNadu - 629170

6. Smt Rajalekshmi Amma D, Krishna Nivas, Mathempala, Palukal, Kanyakumari District -Kanyakumari District - 629170

7. Shri A P Ajayan, Advocate, Vasantha Building , Athani Lane , Vanchiyoor , Thiruvananthapuram- 35 (for information being Official Receiver OP (IP) 3/2017 of 1st Additional Sub Court, Thiruvananthapuram filed by Shri Nirmalan K, number 2 among you).

to repay the amount mentioned in the notice being ₹ 9,96,37,611.61 (Rupees Nine Crore Ninety Six Lakh Thirty Seven Thousand Six Hundred Eleven and Paise Sixty One Only) with interest 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 09.08.2018 by issuing a notice to the borrowers/defaulters and general public and publication thereof in newspapers as contemplated under the said Act and Rules. Thereafter actual possession was taken/affected on 02.04.2019 in compliance of the order of Hon'ble Chief Judicial Magistrate Court, Thiruvananthapuram in MC 80/2019 dated 22.06.2019.

Subsequently, No. 6 referred above Rajalekshmi Amma D expired. Number (2) and (4) Co-obligant mentioned above and (1) Shri Sasi, Varattavilakom, Varalayam, Narani, Kunnathukal, Thiruvananthapuram-695504, (2) Smt Usha Kumari, P K Nagar, Mundaplavila, Parassala, Thiruvananthapuram -695133 & Krishna Nivas, Mathempala, Palukal, Kanyakumari District - 629170, (3) Smt Remadevi, P K Nagar, Mundaplavila, Parassala, Thiruvananthapuram -695133 & Krishna Nivas, Mathempala, Palukal, Kanyakumari District - 629170 (4) Smt Jaya, P K Nagar, Mundaplavila, Parassala, Thiruvananthapuram - 695133 & Krishna Nivas, Mathempala, Palukal, Kanyakumari District - 629170, and (5) Smt Lekha, P K Nagar, Mundaplavila, Parassala, Thiruvananthapuram -695133 & Krishna Nivas, Mathempala, Palukal, Kanyakumari District - 629170 are the legal heirs of (late) Rajalekshmi Amma D. Notice issued to number (2) and (4) mentioned above in the capacity of guarantors/co-obligants/mortgagors/co-borrower and also in the capacity of legal heirs of (late) Rajalekshmi Amma D to the extend you have inherited assets/shares of (late) Rajalekshmi Amma D. Notice issued to Shri Sasi, Smt Usha Kumari, Smt Rema Devi, Smt Jaya and Smt Lekha in the

capacity of legal heir of (late) Rajalekshmi Amma D to the extend you have inherited assets/shares of (late) Rajalekshmi Amma D.

Hence, this notice is also issued to all the legal heirs of the deceased. You all are liable to settle the debts/dues as specified hereunder. The present parties/borrowers are mentioned hereunder.

1. M/s. Kanyakumari Exports Pvt Ltd, registered office at 10/122E, Krishna Nivas, Mathempala, Palukal P.O, Kanyakumari District-629170 / presently at Nikhil Plaza, DoorNo. 71B/12, Kannumamoodu, Nagercoil-629170.
2. Shri Nirmalan K, S/o. Krishnan Nair, Thiruvathira TC 16/729 (16/77), SKRA Lane, Thycaud, Thiruvananthapuram-695014 / Krishna Nivas, Mathempala, Palukal, Kanyakumari District - 629170
3. Smt. Rekha. C, W/o. Nirmalan. K, residing at Thiruvathira TC 16/729 (16/77), SKNRA Lane, Thycaud, Thiruvananthapuram-695014/ Krishna Nivas, Mathempala, Palukal, Kanyakumari District - 629170
4. Shri. Narayanan Nair. A, S/o. Appukuttan Nair, 2-76C, Archana Nivas, Puravoor, Manivilai Post, Palukal, Kanya Kumari District, TamilNadu - 629170
5. Shri. Raveendran. S, S/o. K. Sukumara Pillai, 9/86, Nagacode House, Palukal, Palukal Post, Kanyakumari District, TamilNadu – 629170
6. Shri Sasi, Varattavilakom, Varalayam, Narani, Kunnathukal, Thiruvananthapuram-695504
7. Smt Usha Kumari, P K Nagar, Mundaplavila, Parassala, Thiruvananthapuram -695133 & Krishna Nivas, Mathempala, Palukal, Kanyakumari District – 629170
8. Smt Remadevi, P K Nagar, Mundaplavila, Parassala, Thiruvananthapuram -695133 & Krishna Nivas, Mathempala, Palukal, Kanyakumari District – 629170
9. Smt Jaya, P K Nagar, Mundaplavila, Parassala, Thiruvananthapuram - 695133 & Krishna Nivas, Mathempala, Palukal, Kanyakumari District – 629170
10. Smt Lekha, P K Nagar, Mundaplavila, Parassala, Thiruvananthapuram -695133 & Krishna Nivas, Mathempala, Palukal, Kanyakumari District – 629170
11. Shri Sajeev S R, Advocate, Chanakya Consultancy on Justice, East of District Court, Vanchiyoor, Thiruvananthapuram - 695035 (for information being the present Official Receiver in OP (IP) 3/2017 of 1st Additional Sub Court, Thiruvananthapuram filed by Shri Nirmalan K, number 2 among you).

The undersigned hereby give notice to the borrower(s) and/or guarantor(s) and / or defaulters or legal heirs of the deceased as mentioned above and general public that Bank has decided to sell on 09.12.2024 the properties described herein below on "AS IS WHERE IS BASIS" AS IS WHAT IS BASIS" AND "AS IS WHATEVER BASIS" under Rules 8&9 of said Rules for realizing total dues of ₹ 16,69,26,426.33 (Rupees Sixteen Crore Sixty Nine Lakh Twenty Six Thousand Four Hundred and Twenty Six and Paise Thirty Three only) i.e. (1) Rs.15,13,26,571.27 is due in A/c 11015500006114, (2) Rs. 35,06,219.32 is due in A/c No. 14405500001487, (3) Rs. 1,08,33,661.63 is due in A/c 14407100000901 and (4) Rs.12,59,974.11 is due in A/c 14407400001708 as on the date of sale (09/12/2024) till realization and further expenses, costs and thus the undersigned hereby invites from interested parties the sealed tenders for purchasing the below property subject to the terms and conditions mentioned hereunder.

While we call upon you to discharge your liability as above by payment of the entire dues to the Bank together with applicable interest, all costs, charges and expenses incurred by the bank till repayment and redeem the secured asset, within the period mentioned above, Please take important note that as per section 13(8) of the SARFAESI Act 2002, (as amended), the right of redemption of secured asset will be available to you only till the date of publication of notice for publication or inviting tenders from public or private treaty for transfer by way of lease, assignment or sale of the secured asset.

SI No.	Security Property Details	Reserve price below which property will not be sold
1.	All that piece and parcel of landed property measuring 3.41Ares and 5.50 Ares totalling to 8.91 ares together with building existing and / or to be constructed and all other improvements thereon situated in Re Sy No. 41/15 and 41/16 of block no. 25 in Perumkadavila Village of Neyyattinkara Taluk, Thiruvananthapuram District, Kerala State with the Registration Sub District of Kanjiramkulam and Permkadavila bounded on North by Property of Bhaskaran Nair, East by Road, South by property of Mohanan and Unnikrishnan and West by Thodu and paddy field	₹ 2,21,00,000.00 (Rupees Two Crore Twenty One Lakh only)
2	All that piece and parcel of landed property measuring 4.19 Ares and 4.20 Ares totalling to 8.39 ares together with building existing and / or to be constructed and all other improvements thereon situated in Re Sy No. 41/3 and 41/4 of block no. 25 in Perumkadavila Village of Neyyattinkara Taluk, Thiruvananthapuram District, Kerala State with the Registration Sub District of Kanjiramkulam bounded on North by Property of Leela, Sukumara Pillai and Vasantha, East by Road, South by property of Jayakumari and West by Thodu and paddy field	

Terms and Conditions

- The properties described above will be sold on "AS IS WHERE IS" "AS IS WHAT IS" and "WHATEVER THERE IS" basis.
- The reserve price below which the security property will not be sold is **₹ 2,21,00,000.00 (Rupees Two Crore Twenty One Lakh only)**.
- The EMD shall be remitted through NEFT/RTGS to The Federal Bank Ltd, to the **Account No 21462200000013, IFSC FDRL0002146 or Account No 11012200000075, IFSC FDRL0001101 or Account No 10300200055970, IFSC FDRL0001030** or by way of Demand Draft (DD) favoring 'Authorized Officer, The Federal Bank Ltd.' payable at Thiruvananthapuram.
- The intending purchasers shall submit/send to the undersigned their tender quoting the price offered by them in a sealed cover along with the details of EMD remitted by way of RTGS/NEFT/ Demand Draft favoring The Federal Bank Ltd payable at Thiruvananthapuram for property **is ₹ 22,10,000/-** being earnest money equivalent to 10 % of the Reserve Price of the property concerned, which is refundable if the tender is not accepted.
- Tenders which are not duly sealed and are not accompanied by payment by way of RTGS/NEFT or Demand Draft as afore stated will be summarily rejected.
- The sealed covers containing tender shall reach the undersigned on or before 10.30 AM on 09.12.2024. The auction will be conducted between 11.00 AM to 12.00 PM. The detailed terms and conditions of the auction/sale are available on the website of the Federal Bank Ltd i.e. <https://www.federalbank.co.in/web/guest/tender-notice>. Bid forms and tender documents can be collected from the Authorized Officer, LCRD Thiruvananthapuram Division.
- The intended purchasers shall be present before LCRD/Thiruvananthapuram Division, 4th Floor, Federal Towers, M G Road, Thiruvananthapuram – 695001 on 09.12.2024 at **11.00 AM** when the tenders will be opened. In case the proposed sale/auction date is declared holiday for normal functioning of Bank, the sale will be conducted by next working day at same time.

- h) 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.
- i) All payments shall be made by way of RTGS/NEFT in the above-mentioned account OR by Demand Draft drawn in favor of The Federal Bank Ltd. payable at Thiruvananthapuram.
- j) The successful bidder shall bear the entire charges / fees payable for conveyance such as stamp duty, Registration fee etc. as applicable as per Law.
- k) The Bank will not be held responsible for any charge, lien and encumbrance, property tax or any other dues etc. to the Government or anybody in respect of the property under sale. The society charges, Electricity charges, Water charges and the other encumbrances, if any should be borne and cleared by the purchaser of the property.
- l) The borrower / co-borrowers/ co-obligants/mortgagor named above shall treat this as notice of 15 days as stipulated in Rule 8(6) read with rule 9 of the said Rules and pay the secured debt in full to avoid sale of the secured property.
- m) The tenders offering price below the Reserve Price mentioned above will be rejected.
- n) The Authorized Officer has the absolute right to accept or reject the bid/ all or any tender including the highest tender or adjourns / postpones the sale without assigning any reason. The decision of the Authorized Officer/Bank shall be final.
- o) As stipulated under Rule 9(3) of the Security Interest (Enforcement) (Amendment) Rules, 2002 on sale of the property, the purchaser shall immediately, i.e. on the same day or not later than next working day, as the case may be, pay a deposit of twenty five per cent (25%) of the amount of the sale price, which is inclusive of earnest money deposited, if any, to the Authorized officer conducting the sale and in default of such deposit, the property shall be sold again.
- p) The balance amount of purchase price payable shall be paid by the purchaser to the authorized officer on or before the fifteenth day of confirmation of sale of the immovable property or such extended period as may be agreed upon in writing between the purchaser and the secured Creditor as stipulated under Rule 9(4) of the Security Interest (Enforcement) (Amendment) Rules, 2002
- q) The intending purchasers can inspect the property between 10.00 AM and 05.00 PM on 07.12.2024. The intending purchasers who wish to inspect the property and / or to know further details / conditions may contact this office. (Ph: 0471-2322229,2780615 8547720840)
- r) The buyer should satisfy himself/herself/itself as to the title, ownership, statutory approvals, extent etc. of the property, before participation in the auction.
- s) If the sale price is more than Rs.50,00,000/- (Rupees Fifty Lakh Only) then the auction purchaser/successful bidder has to deduct 1.00% of the Sale Price as TDS in the name of owner of the property & remit to Income Tax Department as per Section 194 IA of Income Tax Act and only 99.00% of the Sale Price has to be remitted to the Bank. The Sale Certificate will be issued only on receipt of Form 26QB & Challan for having remitted the TDS.
- t) The intending purchasers/ their authorized representatives shall submit the valid photo identity proof and copy of the PAN Card. In case where the tender is submitted by an incorporated company/ LLP/ Partnership/ Association/ Trust/ Society, the person representing such incorporated company/ LLP/ Partnership/ Association/ Trust/ Society shall submit/produce the copy of resolution/ authorization from incorporated company/ LLP/ Partnership/ Association/ Trust/ Society. In case the bidder is not having the PAN card, he/ she shall submit an affidavit on a Rs.20/- non judicial stamp paper, stating the reasons thereof.

Dated this the 15th day of November 2024

For The Federal Bank Ltd

Assistant Vice President & Division Head
(Authorised Officer under SARFAESI Act)