

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 the 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 **07/05/2022** calling upon the borrowers,

- (1) Mrs Princy Thomas , D/o Mr Thomas , Opp Navajyothi English Medium School , Near convent , Kakkayangad, Iritty-670703 , Kannur Dist (2) Mr Augustine Anthony , S/o Mr Antony , No 61/7 , Dumminkuppam Santhom , Mylapore , Chennai -600004, Tamil Nadu state (3) Mrs Lilly Kutty Thomas , W/o Mr Thomas , Opp Navajyothi English Medium School , Near convent, Kakkayangad , Iritty-670703 , Kannur Dist.

to pay the amount mentioned in the notice being being **Rs. 67,40,217/10 (Rupees Sixty seven lakh forty thousand two hundred and seventeen & paise ten only)** as on **02/05/2022** and further interest @ **10.05% (inclusive of penal charges @ 2%)** per annum at **monthly** rest from **02/05/2022** together with interest and costs thereon till payment being the amount due under the under **FHS Loan account No.14587300003886** availed of by you from our **Br. Iritty** within 60 days from the date of receipt of the said notice.

Whereas the borrower(s) and / the co-obligant/ or defaulters having failed to repay the amount within the stipulated time, the authorized officer on behalf of the Federal Bank Ltd had taken possession of the immovable property described herein below in exercise of powers conferred under section 13(4) of the said Act read with Rule 4 of the said Rules on **06/06/2024**.

Whereas on 06/07/2024, Bank sent an intimation regarding proposed sale of the secured assets under SARFAESI Act to the borrowers and co-obligants. As the intimation letter issued by registered post to one of the co-obligants, Mr. Augustine Anthony was returned with endorsement " the addressee deceased", the Bank on 07/08/2024 issued separate letter of intimation for sale to the legal heirs of the deceased co-obligant Mr. Augustine Anthony in the following address:-

- (1) Mrs. Princy Thomas, D/o Mr. Thomas, Padikkal House, Payanchery, Iritty-670703 , Kannur Dist (being legal heir of Late Augustine Anthony also in the representative capacity of the below mentioned minor legal heirs of Late Augustine Anthony)
- (2) Miss. Andreal, aged 14 years, D/o Late. Augustine Anthony
- (3) Miss. Alisa, aged 11 years, D/o Late. Augustine Anthony
- (4) Mast. Alan, aged 6 years, S/o Late. Augustine Anthony ,
- All currently residing at Padikkal House, Payanchery, Iritty-670703 , Kannur Dist



The undersigned hereby give notice to the borrower(s) and / or co-obligant (s)/legal heir of deceased co-obligant Mr. Augustine Anthony and / or defaulters and general public that the Bank has decided to sell on 17/10/2024 the immovable property herein below on "As is where is", "As is what is", and " Whatever there is" basis under Rules 6 & 7 of the said Rules for realizing the dues of **Rs. 83,10,573.10 (Rupees Eighty Three Lakh Thirty Ten Thousand Seventy Three Paise Ten only)** as on 02/09/2024 and further interest @ 11.65% (inclusive of penal charges 2%) per annum at monthly rest from 02/09/2024 and cost in the Loan account till realization and thus the undersigned hereby invites from interested parties the sealed tenders for purchasing the vehicle subject to the terms and conditions mentioned hereunder.

Description of mortgaged Immovable Property

(1) All the piece and parcel of the landed property measuring 4.45 ares of land with building existing and / or to be constructed and all other improvements thereon situated in Re Sy No 136/280 of Muzhakunnu Village , Iritty Taluk , Kannur District and bounded on East : Property of Moolayil Ravi South : Property of Convent West : Property of convent North : Property No 2 owned by Princy Thomas (As per Regd Jenm Assignment deed 679/2019 dated 02/03/2019 registered at SRO Peravoor)

(2) All the piece and parcel of the landed property measuring 1.82 ares of land with building existing and / or to be constructed and all other improvements thereon situated in Re Sy No 136/281 of Muzhakunnu Village , Iritty Taluk , Kannur District and bounded on East : Property of Moolayil Ravi South Property No 1 owned by Princy Thomas West : Property of Edathotty Vincision church and convent North : Property of Edathotty Vincision church and Princy Thomas (As per Regd Jenm Assignment deed 679/2019 dated 02/03/2019 registered at SRO Peravoor)

(3) All the piece and parcel of the landed property measuring 0.71 ares of land with building existing and / or to be constructed and all other improvements thereon situated in Re Sy No 136/361 of Muzhakunnu Village , Iritty Taluk , Kannur District and bounded on East : PWD Road South : Property of Moolayil Ravi & self property West : Property of Edathotty Vincision church North : Property sold by Sarojam (As per Regd Jenm Assignment deed 679/2019 dated 02/03/2019 registered at SRO Peravoor)

Terms and Conditions

- a. The Reserve Price below which the property will not be sold is **Rs. 46,00,000/- (Rupees Forty Six lakh 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 favouring The Federal Bank Ltd. Payable at Kannur for Rs. 4,60,000/- (Rupees Four Lakh Sixty Thousand only)** being earnest money equivalent to 10% of the Reserve Price of the immovable property concerned, which is refundable if the tender is not accepted.
- c. 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 **4.30PM on 16/10/ 2024.**



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- e. The intending purchasers shall be present before the undersigned at his office on **17/10/2024** at **10.30 AM** 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, inter se 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 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. The Authorized Officer reserves his right to modify the terms of payment.
- h. All payments shall be made by way of **Demand Draft drawn in favour of The Federal Bank Ltd. payable at Kannur** or through RTGS/ NEFT favouring **The Federal Bank Ltd., IFSC Code FDRL0001458, Account No. 14580051030001**
- i. The successful bidder shall bear the entire charges / fees payable for conveyance such as Registration fee etc. as applicable as per Law.
- j. No encumbrance in respect of the immovable 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 immovable property under sale.
- 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 immovable property between **10.30 AM to 4.30 PM** on **14.10.2024 and 15.10.2024** . The intending purchasers who wish to inspect the immovable property and / or know further details / conditions may contact the Senior Manager & Branch Head of Federal Bank, Iritty Branch at the below mentioned address.
The Federal Bank Ltd. Akshaya Building, Payanchery, Peravoor Road, Iritty, Kannur, Kannur, Kerala, 670703 **Ph 0490-2494750, E-mail id: irt@federalbank.co.in**
- n. For detailed terms and conditions of the sale, please refer to the link provided in in the website of The Federal Bank Ltd i.e. <https://www.federalbank.co.in/web/guest/tender-notice>
- o. The buyer should satisfy himself/herself/itself as to the title, ownership, dues to government, statutory approvals, etc of the immovable property, before participation in the auction.
- p. If any of the dates mentioned above happens to be a Bank holiday, the very next Bank working day will be considered for that particular event and related events.
- q. **In case of inter se bidding, the minimum bid multiplier amount is fixed as Rs. 1,000/-**
- r. **Dated this the 11th September 2024 at Kannur**

For the Federal Bank Ltd.

(Authorised Officer under SARFAESI Act).



