

(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 06/02/2023 calling upon the borrowers (1) Sri. Saheer Basheer, S/o Basheer, Snehatheeram, Kadavinkara Road, Palayamkundu PO, Thiruvananthapuram, Kerala – 695146 (2) Smt. Aseena, W/o Saheer Basheer, Snehatheeram, Kadavinkara Road, Palayamkundu PO, Thiruvananthapuram, Kerala – 695146, to repay the amount mentioned in the notice being ₹ 47,65,582/- as on 05.02.2023 in the Housing Loan account bearing number 10637300002257 together with interest and costs thereon 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 19/07/2023. Later actual possession of the property was taken on 01/03/2024 through the Advocate Commissioner appointed by the Hon'ble Chief Judicial Magistrate Court, Thiruvananthapuram in MC 1051/2023.

The undersigned hereby give notice to the borrower(s) and/or guarantor(s) and / or defaulters and general public that Bank has decided to sell on 16/11/2024 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 ₹ 57,40,835.00 (Rupees Fifty Seven Lakh Forty Thousand Eight Hundred Thirty Five Only) as on the date of sale (i.e. 16/11/2024) 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.

Sl No.	Security Property Details	Reserve price below which property will not be sold
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1.	<p>All the piece and parcel of the land measuring 4.81 Ares (01.28 Ares + 03.53 Ares) together with building existing and/or to be constructed and all other improvements thereon comprised in Re-Sy No. 439/1-1-1 and 439/11-1 (Old Sy No. 4825/18) respectively, of Ayiroor Village, Varkala Taluk, Thiruvananthapuram District, Kerala State within the registration Sub District of Varkala, bounded as per title deed, on East by: Property of Hamsa, West by: Property of Nihas, North by: Property of Hamsa, South by: Property of Naseela and bounded as per location sketch, on East by: Property of Ullas and private way, West by: Property of Nihas, North by: Property of Asharaf and South by: Property of Naseela.</p>	<p>₹62,83,000.00 (Rupees Sixty Two Lakh Eighty Three Thousand only)</p>
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Terms and Conditions

- a) The property described above will be sold on “AS IS WHERE IS” “AS IS WHAT IS” and “WHATEVER THERE IS” basis.
- b) The reserve price below which the security property will not be sold is ₹ 62,83,000.00 (Rupees Sixty Two Lakh Eighty Three Thousand only)
- c) The EMD shall be remitted through NEFT/RTGS to The Federal Bank Ltd, to the Account No. 10630051030003, IFSC CODE: FDRL0001063 or Account No: 21460051030001, IFSC CODE: FDRL0002146, or by way of Demand Draft (DD) favoring ‘Authorized Officer, The Federal Bank Ltd.’ payable at Thiruvananthapuram.
- d) 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 for property is ₹ 6,28,300/-, being earnest money equivalent to 10% of the Reserve Price of the properties concerned, which is refundable if the tender is not accepted.
- e) Tenders which are not duly sealed and are not accompanied by Demand Draft as afore stated will be summarily rejected.
- f) The sealed covers containing the tender along with details of remittance shall reach the undersigned on or before 10.30 AM on 16/11/2024. The auction will be conducted between 11.00 AM to 12.00 PM on 16/11/2024.
- g) The intending purchasers shall be present before LCRD/Thiruvananthapuram Division, 4th Floor, Federal Towers, M G Road, Thiruvananthapuram – 695001 (Ph: 0471 2322229, 2780625) on 16/11/2024 at 10.30 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. The sale will be conducted in the said office.
- 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) 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 Government or anybody in respect of the property under sale. The society/association 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 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 successful bidder 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. The successful bidder shall deposit 25% of the bid amount / sale price inclusive of the EMD (Earnest Money Deposit) 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.
- q) The intending purchasers can inspect the property between 10.00 AM and 05.00 PM on 15/11/2024. 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.

- u) 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.**
- v) 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.**
- w) The successful bidder shall bear the entire charges / fees payable for conveyance such as stamp duty, Registration fee etc. as applicable as per Law.**
- x) 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 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.**
- y) The borrower / co-borrowers/ co-obligants 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.**
- z) The tenders offering price below the Reserve Price mentioned above will be rejected. 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.**

Contact Numbers : Ph: 0471 -2617787, 2780615, 8547720840

For detailed terms and conditions of the sale, please refer to the link provided on the website of the Federal Bank Ltd i.e. <https://www.federalbank.co.in/web/guest/tender-notices>.

Dated this the **28th day of October 2024** at Thiruvananthapuram.

For The Federal Bank Ltd

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