

KTMB/VBJ/SEPF/2573/ 2024

14-08-2024

Regd / Speed Post with 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 **24-05-2023** calling upon the borrowers

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| 1. Teresa Patricia, D/o John Bosco, House No. 1/1567 B, Elanjikkal House, Pattalam Road, South Thamaraparambu, Fort Kochi, Ernakulam, Kerala – 682001 // Apartment No. E3, Building No. XIV/554, 3rd Floor, WEXCO Berrington Manor, Vadavathoor, Kottayam, Kerala – 686010. |
| 2. John Bosco, S/o Durai Swamy, House No. 1/1567 B, Elanjikkal House, Pattalam Road, South Thamaraparambu, Fort Kochi, Ernakulam, Kerala – 682001 // Apartment No. E3, Building No. XIV/554, 3rd Floor, WEXCO Berrington Manor, Vadavathoor, Kottayam, Kerala – 686010 |

to pay the amount mentioned in the notice being **₹ 27,57,770/- (Rupees Twenty seven lakhs fifty seven thousand seven hundred and seventy only)** as on **24-05-2023** together with further interest and costs and other expenses thereon from thereon, till date of payment being the amount due under the loan availed by you from our **Br. Kanjikuzhy**, within 60 days from the date of receipt of the said notice.

Whereas the borrower(s) / coobligant(s) / guarantors (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 **24-04-2024** 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 under Rules 8 & 9 of the said Rules for realizing the dues of **Rs. 29,98,980/- (Rupees Twenty nine lakhs ninety eight thousand nine hundred and eighty only)** as on **25th September 2024** with future interest, cost and other charges from **26th September 2024** till realization on as is what is, where is, whatever there is basis and thus the undersigned hereby invites from interested parties the sealed tenders for purchasing the property subject to the terms and conditions mentioned hereunder.

Description of the mortgaged properties/secured assets

All the piece and parcel of the apartment No. E-3 (Vijayapuram GP 14/554) on the 3rd Floor (6th Floor from basement level) of "Berrington Manor" and having super built up area of 1100.65 Sq. Ft. and covered car parking of 100 Sq. Ft. in the ground floor or together with building existing and/or to be constructed and all other improvements thereon and together with right of common facility and right to use private road on the western side of the property starting from K.K Road, comprised in 1200.65/92622 undivided and indivisible share over the property having the extents of 27.70 Ares made up of 03.24 Ares in Re-Sy No. 42/3 and 24.46 Ares in Re-Sy No. 42/3-1 (sub divided from 42/3), (Old Sy No. 265/4) in Block No. 23 situated at Vijayapuram Village, Kottayam Taluk, Kottayam District, Kerala State within the registration Sub District of Kottayam Additional, bounded as per title deed on East by: Private Road to Puthusserry CMS Church and Manimala Purayidom, West by: 5 Meter Wide Private Road, North by: K.K Road and South by: Property belongings to Lalu, Chempakasserry

Terms and Conditions

- a. The reserve price below which the properties will not be sold is 32,00,000/-

Reserve Price	Earnest Money Deposit (EMD)
Rs. 32,00,000/-	Rs. 3,20,000/-

- 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 favoring The Federal Bank Ltd. payable at Kottayam being earnest money equivalent to 10 % of the Reserve Price of the 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 **4.30 PM on 24th September 2024**
- e. The intending purchasers shall be present before the undersigned at his office **on 25th September 2024. at 11:00 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 favor of The Federal Bank Ltd. payable at Kottayam.
- i. The successful bidder shall bear the entire charges / fees payable for conveyance such as stamp duty, TDS, Registration fee etc. as applicable as per Law.
- j. No encumbrance in respect of the property prior to the mortgage 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. Other encumbrances, if any should be cleared by the purchaser of the property. Any attachment subsequent to the date of Mortgage will not be treated as an encumbrance.
- 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 properties between **10:00 AM and 3:00 PM on 23rd September 2024.**
- n. The intending purchasers who wish to know further details / conditions may contact the Authorised Officer at his above address or visit Bank's official website i.e. <https://www.federalbank.co.in/web/guest/tender-notices>
- o. The buyer should satisfy himself/herself/itself as to the title, ownership, statutory approvals, extend etc of the 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. 5,000/-

Kottayam

For The Federal Bank Ltd.

(Authorised Officer under SARFAESI Act).