

**NOTICE FOR SALE OF IMMOVABLE PROPERTIES 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 **11.04.2022** calling upon the borrowers **(1)** M/s Technomark Engineers India Pvt Ltd. a company registered under the Companies Act, 1956, having its registered office at Technomark House, T C 9/2595 (1), Elankam Gardens, Vellayambalam, TVM – 695010, **(2)** Mr. Raman Sukumaran Nair, carrying on business in the name and style of Technomark Sales Corporation, T C 9/2595, Elankam Gardens, Vellayambalam, TVM – 695010// Sutharya, TC 9/2654, Elankam Gardens, Vellayambalam, TVM – 695010, **(3)** Mr.Sudeep Sukumaran Nair, Sutharya,TC9/2654, Elankam Gardens, Vellayambalam,TVM – 695010, **(4)** Mr.Sujeeth Sukumaran Nair, Sutharya,TC9/2654, Elankam Gardens, Vellayambalam, TVM– 695010 and **(5)** Mrs. Suma Sukumaran Nair, Sutharya, TC9/2654, Elankam Gardens, Vellayambalam, TVM– 695010 to repay the amount mentioned in the notice being to repay the amount mentioned in the notice being **(a)** ₹ 10,34,98,777.28 as on 31.03.2022 in Term Loan no. 10216900074204 (From 1<sup>st</sup> to 5<sup>th</sup> of you), **(b)** ₹ 5,13,37,629.65 as on 07.04.2022 in OD no. 10215500092673 (From 1<sup>st</sup> to 5<sup>th</sup> of you), **(c)** ₹ 74,71,950.64 as on 31.03.2022 in Term Loan no. 10216900074212 (From 2<sup>nd</sup> to 5<sup>th</sup> of you), **(d)** ₹ 36,78,992.00 as on 31.03.2022 in Cash Credit no. 10215500092681 (From 2<sup>nd</sup> to 5<sup>th</sup> of you), **(e)** ₹ 78,69,577.00 as on 30.03.2022 in Term Loan no. 10216900074345 (From 2<sup>nd</sup> to 5<sup>th</sup> of you) and **(f)** ₹ 14,20,174.72 as on 05.04.2022 in FHS no. 10217300023544. (From 2<sup>nd</sup> and 5<sup>th</sup> of you) together with interest and costs thereon at such applicable rates within 60 days from the date of receipt of the said notice.

Whereas the borrowers/ guarantors/ defaulters having failed to repay the amount, the Authorized Officer of the Bank on 15.06.2022 has taken possession of the property described herein below in exercise of powers conferred on him / her under section 13(4) of the said Act read with rule 8 of the said Rules after complying with all procedural formalities prescribed under the said Act and Rules including publication of possession notice in newspapers.

The undersigned hereby give notice to the borrowers and general public that the Bank has decided to sell on **25/09/2024** “AS IS WHERE IS” & “AS IS WHAT IS” and “WHATEVER THERE IS BASIS” under Rules 8 & 9 of the said Rules for realizing the dues of **Rs. ₹ 30,55,61,315.87 (Rupees Thirty Crore Fifty-Five Lakh Sixty-One Thousand Three Hundred Fifteen and Paise Eighty Seven only)** is due from you as on **25/09/2024** with further interest, cost and other charges thereon and thus the undersigned being the Authorized Officer of the Bank hereby invites from interested the sealed tenders for purchasing the 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.

Details of realizable dues from borrowers 1 to 5 mentioned above as on date of sale are as follows: -

Sl No	Loan account no.	Loan type	Amount due as on proposed sale date
1.	10216900074204	(Term Loan)	₹ 20,13,44,497.58
2.	10215500092673	(Overdraft)	₹ 7,50,80,477.39

3.	10216900074212	(Term Loan)	₹ 1,08,44,825.49
4.	10215500092681	(Cash Credit)	₹ 55,20,879.67
5.	10216900074345	(Term Loan)	₹ 1,26,10,635.74
	Expenses and Cost		₹ 1,60,000.00
<b>Total Amount Due as on date of sale (25.09.2024)</b>			<b>₹ 30,55,61,315.87</b>

**Description of the mortgaged properties /secured assets**

Sl No.	Details of security properties	Reserve price below which property will not be sold
1.	All the piece and parcel of the landed property measuring 4.47 Ares together with building existing and/or along with all other improvements thereon comprised in Re Sy no : 16 (Sy No.962/B-1-3) in block no.25 of Sasthamangalam Village, Thiruvananthapuram Taluk and District, Kerala State within the registration Sub District of Sasthamangalam, bounded on (boundaries as per title deed) East by Canal, on West by Edavazhy, on North by Paddy Field and on South by property and bounded (boundaries as per Location certificate) East by property of V G Mohan, on West by Road, on North by property of Sreedharan Nair and Omana and on South by Road	<b>₹ 1,26,96,750.00</b> <b>(Rupees One Crore Twenty-Six Lakh Ninety-Six Thousand Seven Hundred Fifty Only)</b>
2.	All the piece and parcel of the landed property measuring 0.3472 Ares (0.858 cents) being undivided share over 84.50 cents of land along with apartment A-3 in 3rd floor of Sivaji Sapphire with no.TC 22/328 having plinth area of 1680 sq feet and/or to be constructed and all other improvements thereon comprised in Re Sy no : 54 (Sy No.330/1, 330/1-1, 330/1-2, 330/1-4, 330/1-1-1- 330/1-1-2, 330/1-1-3, 334/2, 334/2-1) in block no.51 of Sasthamangalam Village, Thiruvananthapuram Taluk and District, Kerala State within the registration Sub District of Sasthamangalam, bounded on (boundaries as per title deed) East by Road and other property, on West by other property, on North by Road and on South by Road and other property	<b>₹ 71,82,000.00</b> <b>(Rupees Seventy-One Lakh Eighty-Two Thousand Only)</b>

**Terms and Conditions**

- a) The properties 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 properties in Lot No: 1 will not be sold is ₹ **1,26,96,750.00 (Rupees One Crore Twenty-Six Lakh Ninety-Six Thousand Seven Hundred Fifty only)**, the security property in Lot no: 2 is ₹ **71,82,000.00 (Rupees Seventy One Lakh Eighty Two Thousand only)**. **The properties in Lot No.1 and 2 will be sold separately.**
- c) The EMD shall be remitted through NEFT/RTGS to The Federal Bank Ltd, Br. TVM/Palayam to the Account No. 10212200000018, **IFSC CODE FDRL0001021** or to the Account No.

**2146220000013, IFSC CODE FDRL0002146**, or by way of Demand Draft (DD) drawn in favor of 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 favouring The Federal Bank Ltd payable at Thiruvananthapuram for property in Lot no.1 is ₹ 12,69,675/- and for property in Lot no 2 is ₹ 7,18,200/- , 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/RTGS/NEFT details as afore stated will be summarily rejected.
- f) The sealed covers containing tender shall reach the undersigned on or before 10.30 AM on 25.09.2024. The auction will be conducted for LOT No.1 between 11.00 AM to 12.00 PM and for Lot No.2 property is between 12.00 PM to 1.00 PM on 25.09.2024 respectively.
- g) The intending purchasers shall be present before LCRD/Thiruvananthapuram Division, 4<sup>th</sup> Floor, Federal Towers, M G Road, Thiruvananthapuram – 695001 (Ph: 0471 2322229, 2780625) on 25.09.2024 at **11.00 AM (Lot No.1) and 12PM (Lot No.2) respectively** 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 opportunity at the discretion of the authorized officer to have, interse bidding among themselves to enhance the price.
- i) 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.
- j) 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.
- k) The successful bidder shall bear the entire charges / fees payable for conveyance such as stamp duty, Registration fee etc. as applicable as per Law.
- l) 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 association charges, Electricity charges, Water charges, Revenue charges, Government charges and the other encumbrances, if any should be borne and cleared by the purchaser of the property.
- m) 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.
- n) The tenders offering price below the Reserve Price mentioned above will be rejected.
- o) 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.
- p) 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.

- q) 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
- r) The intending purchasers can inspect the property between 10.00 AM and 05.00 PM on 24.09.2024. 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)
- s) The buyer should satisfy himself/herself/itself as to the title, ownership, statutory approvals, extent etc. of the property, before participation in the auction.
- t) 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

Dated this the 09<sup>th</sup> day of September 2024

For The Federal Bank Ltd

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