



TVMLCRD/OYR/NPA-3617/

/2024

19.09.2024

(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 01.10.2021 calling upon the borrowers (1) Shri. Shabin Sinobar, S/o Sinobar, K V House, KK Konam P.O., Pallickal, Thiruvananthapuram, Kerala – 695604, (2) Smt. Latheefa Beevi, W/o Sinobar (POA Holder of Shri Shabin Sinobar), K V House, KK Konam P.O., Pallickal, Thiruvananthapuram, Kerala – 695604, (3) Smt. Latheefa Beevi, W/o Sinobar, K V House, KK Konam P.O., Pallickal, Thiruvananthapuram, Kerala – 695604 to repay the amount mentioned in the notice being ₹ 32,75,188.48/- (Rupees Thirty Two Lakh Seventy Five Thousand One Hundred and Eighty Eight and Paise Forty Eight only) due from you jointly and severally as on 30.09.2021 in the Federal Housing Loan (10847300186113) 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 10.03.2022 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 22.12.2023 in compliance of the order of Hon'ble Chief Judicial Magistrate Court, Kollam in MC 487/2023.

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 14.08.2024 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 ₹ **43,02,679.48/-** (Rupees Forty Three Lakh Two Thousand Six Hundred and Seventy Nine and Paise Forty Eight only) in A/c 10847300186113 including costs as on the date of sale (i.e.; 25.10.2024) till realization and further expenses, costs and interest thereon 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
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1.	All the piece and parcel of the land totally measuring 4.05 Ares together with building existing and/or to be constructed along with further improvements thereon comprised in Re. Sy no. 56/8/2-2, Block 37, (Old Sy. No.287/1-2), of Velinalloor Village, Kottarakkara Taluk, Kollam District, Kerala State within the registration Sub District of Ooor SRO bounded on East by: Panchayath Road, West by: Property of Chellappan, North by: Property of Sudharmani, South by: Property of Surumi Badarudeen (Boundaries as per location sketch).	₹ 35,21,000.00 (Rupees Thirty Five Lakhs Twenty one Thousand only)
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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 property will not be sold is **35,21,000.00 (Rupees Thirty Five Lakhs Twenty one Thousand only)**.
- c) The EMD shall be remitted through NEFT/RTGS to The Federal Bank Ltd, to the **Account No. 10840051030003, IFSC CODE: FDRL0001084**, or to the **Account No 21460051030003, IFSC 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 favoring The Federal Bank Ltd payable at Thiruvananthapuram for property is **₹ 3,52,100/-** being earnest money equivalent to 10 % of the Reserve Price of the property concerned, which is refundable if the tender is not accepted.
- e) 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.
- f) The sealed covers containing tender shall reach the undersigned on or before 10.30 AM on 25.10.2024. The auction will be conducted for between 11.30 AM to 12.30 PM.
- g) The intended purchasers shall be present before LCRD/Thiruvananthapuram Division, 4th Floor, Federal Towers, M G Road, Thiruvananthapuram – 695001 on 25.10.2024 at **11.30 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.
- 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) 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) 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.
- m) The borrower / co-borrowers/ co-obligants/mortgagor named above shall treat this as notice of 30 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) 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 24.10.2024. 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 19th day of September 2024

**For The
Federal Bank Ltd**



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