

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 15-05-2023 calling upon the borrower(s) and / or guarantor (s) and / or defaulters **(1) Shareekh A H alias Sherik, S/o Hydrose, Arattil House, Chembalakkattil, Vellarakkad, Thrissur, Kerala – 680584, (2) Haseena Shareekh, W/o Shareekh A H, Arattil House, Chembalakkattil, Vellarakkad, Thrissur, Kerala – 680584** to pay the amount mentioned in the notice being **(1)** a sum of ₹23,22,563.11 (Rupees Twenty Three Lakh Twenty Two Thousand Five Hundred and Sixty Three, paise Eleven only) is due from you jointly and severally as on 08.05.2023 under your Property Power Loan with number 19267600000545 and **(2)** a sum of ₹31,289/- (Rupees Thirty One Thousand Two Hundred and Eighty Nine only) is due from you jointly and severally as on 02.05.2023 under your Federal Personal Loan Asset Guard with number 19267600000552) together with interest and cost thereon till payment of the amount due under the Loans availed of by them from our Br. Pannithadam within 60 days from the date of receipt of the said notice.

Whereas the borrower(s) and guarantor (s) and 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 30th November 2023 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 guarantor (s) and defaulters and general public that the Bank has decided to sell on **22nd July 2024** the property described herein below on " 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.26,27,892/-** (Rupees Twenty-Six lakhs Twenty Seven Thousand Eight Hundred Ninety Two Only) in PPL Account No. 19267600000545 as on 22-07-2024 and **Rs.33,638/-** (Rupees Thirty Three Thousand Six Hundred and Thirty Eight Only) in Asset Guard Loan Account No. 19267600000552 as on 22-07-2024, along with further interest/costs and thus the undersigned hereby invites from interested parties the sealed tenders for purchasing the properties subject to the terms and conditions mentioned hereunder.

DESCRIPTION OF THE PROPERTY

All the piece and parcel of the land measuring **6.81 Ares** together with all other improvements thereon comprised in Re-Sy No. 38/3 (Old Sy No. 473/3), Block No. 12 of Chowannur Village, Kunnankulam Taluk, Thrissur District, Kerala State, bounded as per title deed on **East by:** Property of Karthyani, **West by:** Private Road and Property of Sainath, **North by:** Property of Narayani, **South by:** Nilam and Property of Kochunny and bounded as per location certificate **East by:** Property of Karthyani, **West by:** Pathway and Property of Sainath, **North by:** Pathway, **South by:** Property of Kochunny. This is to inform you that Bank

will issue a separate sale notice as contemplated under Rule 8 (6) & rule 9 (1) settling out the terms of sale in detail before effecting the sale.

TERMS AND CONDITIONS FOR SALE OF SCHEDULE PROPERTY

- a. The reserve price below which the property will not sold is **Rs.30,00,000/-** (Rupees Thirty Lakhs 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 favoring The Federal Bank Ltd. payable at Thrissur for being earnest money equivalent to 10% of the Reserve Price of the property concerned, which is refundable if the tender is not accepted. The Demand Draft for EMD shall be sent/ handed over to the undersigned separately along with the envelope containing the tender under acknowledgement. **EMD - Rs 3,00,000/- (Rupees Three Lakhs only)**
- c. The sealed covers containing tender shall reach the undersigned before **10:30 AM on 22nd July 2024.**
- d. The intended purchasers/their authorized representatives shall be present along with valid photo identity proof before the undersigned at his office on **22/07/2024 at 11.30 AM** when the tenders will be opened. In case where the tender is submitted by an incorporated company/partnership/Association/Trust, the person representing such company/partnership/ Association /trust shall produce true copy of resolution/authorization from the company/partnership/association/Trust.
- e. Tenders which are not duly sealed and are not accompanied by Demand Draft as afore stated will be summarily rejected.
- f. After opening the tender, the intending bidders may be given an opportunity at the discretion of the authorized officer to have intense 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 or such further time as permitted by the authorized officer in accordance with law, 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 the right to modify the terms and condition of payment.
- h. All payments shall be made by way of a Demand Draft drawn in favor of The Federal Bank Ltd. payable at Thrissur or by way of RTGS/NEFT.
- i. The successful bidder shall bear the entire charges/ fees payable for conveyance such as stamp duty, Registration fee etc. as applicable as per Law.
- j. No encumbrance in respect of the property prior to 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. Society charges and the other encumbrances, if any, should be cleared by the purchaser of the property.

- 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 **2 PM to 4 PM on 9th July 2024**. The intending purchasers who wish to inspect the property and / or know further details / conditions may contact the Authorised Officer at LCRD/Thrissur Division, 1st Floor, Chemchery Tower, Thrissur-Ernakulam High Road, Ollur, Thrissur – 680 306. Ph: 0487-2424654, Email :tsrlcrd@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, statutory approvals, extent 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. The properties are put up for auction / sale subject to the provisions under the SARFAESI Act/Rules and other prevailing laws.

Dated this the 13th day of June 2024 at Thrissur

For The Federal Bank Ltd

Authorised Officer under SARFAESI Act