



LCRD Mavelikkara Division

MVKLCRD/PUN/NPA 1678/

/2024-25

Date:14-11-2024

REGD POST 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 **17-11-2017** calling upon the borrower(s) and/or guarantor(s) and/or defaulter(s) (1) Sri. Sujith Sivanpillai, S/o. Sivankutty, Sujith Bhavanam, Chengannur, Venmony.P.O, Alapuzha -689509, 2) Sri. Sivankutty, S/o. Chellappan Pillai, Sujith Bhavanam, Chengannur, Venmony. P.O, Alapuzha-689509, 3) Smt. Umadevi, W/o. Sivankutty, Sujithbhavanam, Chengannur, Venmony.P.O, Alapuzha – 689509 to pay the amount mentioned in the notice being ₹ 37,04,408.00 (Rupees Thirty seven lakhs four thousand four hundred and eight only) as on 21.10.2017 along with further interest under your Federal Housing loan with number 17237300000295 maintained with Punnamoodu branch 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 properties 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 20/06/2018 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 the property described herein below on “*AS IS WHERE IS*” “*AS IS WHAT IS*” and “*WHATEVER THERE IS*” under Rules 8 & 9 of the said Rules for realizing the total dues of **₹ 57,03,322/- (Rupees Fifty Seven Lakhs Three Thousand Three Hundred and Twenty Two only)** under Federal Housing loan with number 17237300000295 as on date of sale with further interest, cost and other charges till realization 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 PROPERTY

All the piece and parcel of the landed property measuring 2.51 ares with building bearing No. XIX/305 A of Thekkekara Grama Panchayat comprised in Re.Sy. No.22, Sub Division No.16/2/2 (Sy. No.256/13B) of Thekkekara Village, Mavelikkara Taluk, Alapuzha District, Kerala state within the registration sub-District of Mavelikkara bounded on East by panchayath way, North by property of Sreekumar, west by property of Sreekumar, and south by Panchayath way (As per title deeds) (Boundaries as per location sketch: North by property of Rajeevan, South by Road, East by Road and west by property of Sreekumar)

Terms and Conditions

- 1) The property described above will be sold on “*AS IS WHERE IS*” “*AS IS WHAT IS*” and “*WHATEVER THERE IS*” basis and the property will be sold for an amount **above the reserve price of ₹ 29,50,000/- (Rupees Twenty Nine Lakhs Fifty Thousand Only)**
- 2) The intending purchasers shall submit/send to the undersigned their tender quoting the price offered by them (**the amount quoted shall be above the reserve price fixed**) in sealed cover along with a Demand Draft/ Proof of RTGS of **₹ 2,95,000/- (Rupees Two Lakh Ninety Five Thousand Only)** favoring The Federal Bank Ltd. payable at Punnamoodu /RTGS Account – Current Account General, A/c No.17232200000024 , IFSC –FDRL0001723 , Punnamoodu Branch, being the earnest money deposit (EMD) equivalent to 10% of the Reserve Price of the property, which is refundable if the tender is not accepted.
- 3) The Demand Draft/ Proof of RTGS for EMD shall be sent/ handed over to the undersigned separately along with the envelope containing the tender under acknowledgement. Tenders which are not duly sealed and are not accompanied by Demand Draft/ Proof of RTGS as afore stated will be summarily rejected.
- 4) The sealed covers containing tender shall reach the undersigned before **05.00 PM on 16-12-2024**.
- 5) The intending purchasers/their authorized representatives shall be present along with valid photo identity proof before the undersigned at his office on **17-12-2024 at 10.30 A.M** when the tenders will be opened.
- 6) 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.
- 7) After opening the tender, the intending bidders may be given the opportunity at the discretion of the Authorized Officer to have, inter-se bidding among themselves to enhance the offer price. The successful bidder shall deposit 25% of the bid amount/sale price inclusive of the EMD immediately on acceptance of his/her 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 the law, failing which the entire deposit inclusive of EMD made by him / her / them shall be forfeited without any notice and the property concerned will be re-sold.

- 8) All payments shall be made by way of Demand Draft drawn in favor of The Federal Bank Ltd. payable at Punnamoodu or through RTGS (Account – Current Account General, A/c No.17232200000024 , IFSC – FDRL0001723 , Punnamoodu Branch).
- 9) The successful bidder shall bear the entire charges / fees payable for conveyance such as stamp duty, Registration fee, TDS etc. as applicable as per Law.
- 10) 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 Govt. or anybody in respect of the property under sale. The society charges and the encumbrances, if any should be cleared by the purchaser of the properties.
- 11) The tenders offering price below the Reserve Price mentioned above will be rejected.
- 12) 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.
- 13) The buyer should satisfy himself/herself/itself as to the title, ownership, statutory approvals, extent, etc. of the property, before participation in the auction.
- 14) If any of the dates mentioned above happen to be a holiday/hartal/protest called by any political parties, the very next Bank working day will be considered for that event and related events including the date of auction/sale.

Dated this the 14th day of November 2024 at Mavelikkara.

For The Federal Bank Ltd.,

Associate Vice President

(Authorized Officer under SARFAESI Act)