

MVKLCRD/CTG/NPA 3991/ /2024

Date: 30/05/2024

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 26/04/2023 calling upon the borrower(s) and / or guarantor (s) and / or defaulters (1) Swathy Vinayak Gomathinayagam, S/o G Kanagasabapathy alias Kanagasabapathy Gomathinayagam, Sreesadanam Pathiyookala, Keerikkad PO, Pathiyoor, Alappuzha, Kerala, 690508 // Manakarayil Sreesadanam, Erezha South, Chettikulangara, Alappuzha, Kerala, P.O, 690106 // Applus Velosi LLC PC 131 Hamriya PO BOX 261 Muscat, 2) G Kanagasabapathy, S/o Gomathinayagam, 17/1,2nd Cross Varent Road, Robertsonpet KGF, Bangarapet, Kolar, Karnataka, 563122 // Anusurya House, Near Nijamia School, (water tank), 5th cross Road, Robertsonpet P.O, KGF, Kolar District, Karnataka,563122, 3) Anchu A, W/o Swathy Vinayak Gomathinayagam, Sreesadanam Pathiyookala, Keerikkad PO, Pathiyoor, Alappuzha, Kerala, 690508 // Anchu Bhavanam, Panapetty, Poruvazhy, Kollam, Kerala, 690520 // Manakarayil Sreesadanam, Erezha South, Chettikulangara, Alappuzha, Kerala, P.O, 690106. to pay the amount mentioned in the notice being ₹ ₹ 50,36,600/- (Rupees Fifty Lakh Thirty Six Thousand Six Hundred only) as on 19.04.2023 together with further interest thereon @ 9.95 % per annum with monthly rests along with 2% penal interest from 19.04.2023 under the Federal NRI Housing loan (A/c. No:18637300000279) with branch Chettikulangara , 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 26/07/2023 by issuing a notice to the borrowers/defaulters and general public and publication thereof in news papers 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 10.07.2024 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 ₹ 57,78,691.88 (Rupees. Fifty seven lakhs seventy eight thousand six hundred and ninety one and eighty eight paise only) as on 10.07.2024 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**

	<p>All the piece and parcel of the land measuring 11 Ares together with building existing and/or to be constructed and all other improvements thereon comprised in Re-Sy No. 62/13 (Old Sy no. 341/6), Block No.12, of Peringala Village, Mavelikkara Taluk, Alappuzha District, Kerala State within the registration Sub District of Bharanikkavu, bounded as per title deed on East by: Property of Jalaja, West by: Property of Nedumbrath Remy, North by: Property of Nedumbrath Shyamala, South by: Property of Karthikapallil and bounded as per location sketch on East by: Property owned by Mohankumar, West by: Property of Remani, North by: Pathway and South by: Punoor Property.</p>
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### **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 properties will be sold for an amount above the reserve price of Rs.58,59,000 (Rupees. Fifty eight lakhs fifty nine 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 favoring

The Federal Bank Ltd. payable at Chettikulangara / RTGS Account No - 18632200000024, IFSC – FDRL0001863, Chettikulangara Branch, 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 on or before 09.07.2024 at 4 PM.
5. The intending purchasers / their authorized representatives shall be present along with valid photo identity proof before the undersigned at his office on 10.07.2024 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. 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.
8. All payments shall be made by way of a Demand Draft drawn in favor of The Federal Bank Ltd. payable at Chettikulangara or through Current Account General (A/c. No 18632200000024, IFSC–FDRL0001863), Federal bank Chettikulangara Branch.
9. The successful bidder shall bear the entire charges / fees payable for conveyance such as stamp duty, Registration fee 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. Society charges and the other encumbrances, if any should be cleared by the purchaser of the property.
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 intending purchasers can inspect the property on any date under prior intimation to the undersigned. The intending purchasers who wish to inspect the property and / or know further details / conditions may contact the Branch Head, Chettikulangara branch, Federal bank, phone No: [04792349401](tel:04792349401)
14. The buyer should satisfy himself/herself/itself as to the title, ownership, statutory approvals, extend etc of the property, before participation in the auction.
15. 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 30<sup>th</sup> day of May 2024 at Mavelikara.

**For The Federal Bank Ltd.,**

**Deputy Vice President -1  
(Authorised Officer under SARFAESI Act)**