

KTMB/VBJ/SEPF/2488/ 2024

23-08-2024

Regd / Speed Post with 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 **20-10-2021, 07-12-2022** and **03-01-2023** calling upon the borrowers

1. M/s. Victor Rubber Company a Partnership firm having its office at CSI Shopping Centre, XVIII/482, Kanjikuzhy, Muttambalam, Kottayam District, Kerala State- 686 004
2. Mr. Amit Jain, S/o. Narendrakumar Jain, Jain Bhavan, Muttambalam, Kottayam District, Kerala State- 686 004 Also Managing Partner, M/s. Victor Rubber Company , CSI Shopping Centre, XVIII/482, Kanjikuzhy, Muttambalam, Kottayam District, Kerala State- 686 004
3. Mrs. Suruchi Jain, W/o. Amit Jain, Jain Bhavan, Muttambalam, Kottayam District, Kerala State- 686 004 Also Partner, M/s. Victor Rubber Company , CSI Shopping Centre, XVIII/482, Kanjikuzhy, Muttambalam, Kottayam District, Kerala State- 686 004

to pay the amount mentioned in the notice being

- 1) 1 to 3 named above to repay the amount mentioned in the notice being **Rs. 7,08,81,071/- (Rupees Seven crore eight lakhs eighty-one thousand and seventy one only)** as on 20-10-2021 (as per demand notice dated 20-10-2021)
- 2) 2 to 3 named above to repay the amount mentioned in the notice being **Rs. 1,03,20,399/- (Rupees One crore three lakhs twenty thousand three hundred and ninety-nine only)** as on 07-12-2022, (as per demand notice dated 07-12-2022)
- 3) 2 to 3 named above to repay the amount mentioned in the notice being **Rs. 18,58,992/- (Rupees Eighteen lakhs fifty eight thousand nine hundred and ninety two)** as on 03-01-2023, (as per demand notice dated 03-01-2023)

together with interest and costs thereon, till date of payment being the amount due under the loan availed by you from our **Br. Kottayam**, within 60 days from the date of receipt of the said notice.

Whereas the borrower(s) / coobligant(s) / guarantors (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 after complying with all procedural formalities prescribed under the said Act and Rules including publication of the possession notice in newspapers.

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 **25th September 2024**, the property described herein below on under Rules 8 & 9 of the said Rules for realizing the dues of **Rs. ₹ 12,01,21,655/- (Rupees Twelve crore one lakhs twenty one thousand six hundred and fifty five only)** as on **25th September 2024** with future interest, cost and other charges from **26th September 2024** till realization on as is what is, as is where is, whatever there is basis 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 mortgaged properties/secured assets

Property No.	Description
1.	All that piece and parcel of the landed property measuring 3.24Ares in Re. Survey No.: 87/2-7, Block 23 of Muttambalam Village, Kottayam Taluk, Kottayam District along with building existing or to be constructed and other improvements thereon bounded on East by Internal Private Road, South by property of Kurumbanackal Priyanka, Anna, West by Thodu and North by property of Thomas Thomas
2.	All that piece and parcel of the landed property measuring 5.54 Ares in Re. Survey No.: 284/14 (after mutation in Re. Sy. 283/14/1), Block 24 of Vijayapuram Village, Kottayam Taluk, Kottayam District along with building existing or to be constructed and other improvements thereon bounded on East by property of Neelettu, South by Road, West by property of Neelettu and North by property of ESI Hospital

Terms and Conditions

- a. The reserve price below which the properties will not be sold is

Property No.	Reserve Price	Earnest Money Deposit (EMD)
1.	Rs. 85,00,000/-	Rs. 8,50,000/-
2.	Rs. 39,00,000/-	Rs. 3,90,000/-

- 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 Kottayam being earnest money equivalent to 10 % of the Reserve Price of the property concerned, which is refundable if the tender is not accepted.
- c. Tenders which are not duly sealed and are not accompanied by Demand Draft as afore stated will be summarily rejected.
- d. The sealed covers containing tender shall reach the undersigned before **4.30 PM on 24th September 2024**
- e. The intending purchasers shall be present before the undersigned at his office **on 25th September 2024. at 11:00 am** when the tenders will be opened.
- f. 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.
- 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, 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 his right to modify the terms of payment
- h. All payments shall be made by way of Demand Draft drawn in favor of The Federal Bank Ltd. payable at Kottayam.
- i. The successful bidder shall bear the entire charges / fees payable for conveyance such as stamp duty, TDS, Registration fee etc. as applicable as per Law.
- j. No encumbrance in respect of the property prior to the 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. Other encumbrances, if any should be cleared by the purchaser of the property. Any attachment subsequent to the date of Mortgage will not be treated as an encumbrance.
- 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 **10:00 AM and 3:00 PM on 23rd September 2024.**

- n. The intending purchasers who wish to know further details / conditions may contact the Authorised Officer at his above address or visit Bank's official website i.e. <https://www.federalbank.co.in/web/guest/tender-notices>
- o. The buyer should satisfy himself/herself/itself as to the title, ownership, statutory approvals, extend 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. In case of inter se bidding, the minimum bid multiplier amount is fixed as Rs. 10,000/-

Kottayam

For The Federal Bank Ltd.

(Authorised Officer under SARFAESI Act).