



LCRD Thodupuzha Division, KP Varkey's Mall, Rotary Junction,
Ambalam Bye Pass Road, Thodupuzha, Idukki-685 584, Phone: 04862229222
Email: tpzlcrcd@federalbank.co.in
Website: www.federalbank.co.in, CIN: L65191KL1931PLC000368

TPZLCRD/PTD/SAR 952/ 2024-25

12th September 2024

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).

M/s Greenseed Agro Bio Labs Private Limited, No. 808/4, Paravanethu Building, Chittar P.O., Pathanamthitta, Kerala, Pin-689663	Shri. Darvin P Mathew @ Darwin P Mathew, S/o P C Mathew, Plathanathu House, Gurunathanmannu P.O., Seethathodu Village, Konni Taluk, Pathanamthitta District, Kerala, Pin-689667
Shri. Philip P.C, S/o Cherian Daniel, Parackal House, Chittar P.O., Konni Taluk, Pathanamthitta District, Kerala, Pin-689663	Shri. K A Shajan, S/o Anthappan, Kanappilly House, Thevarkad, Varappuzha P.O., Varappuzha Village, Paravur Taluk, Ernakulam District, Kerala, Pin-683517
Shri. Johnson P Daniel @ P D Johnson, S/o Daniel, St. George Parsonage, Paranthal P.O., Pandalam, Pathanamthitta-689501,	Shri. Johnson P Daniel @ P D Johnson, S/o Daniel, 1/354, Parakizhakkethil, Chittar P.O., Chittar Village, Konni Taluk, Pathanamthitta Dist, Pin-689663
Smt. Sreelatha C V, W/o Prathapan K, Sabari T C 17 809 (2/1360/3) Arya School Lane, Sabari, Pattom P.O., Thiruvananthapuram, Kerala, Pin-695004	

Whereas, The Authorized Officer of the Federal Bank Ltd. under the Act has issued a demand notice dated 03-02-2024 calling upon the borrowers named above to pay the amount mentioned in the notice being ₹1,36,44,269.36 (Rupees One Crore Thirty Six Lakh Forty Four Thousand Two Hundred and Sixty Nine, paise Thirty Six only) in AMTL A/c No. 10736600057852 together with interest and costs thereon being the amounts due under Loan availed of by them from our Br. Puttadi 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 20-05-2024 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 24th October 2024 the property described herein

For The Federal Bank Limited

Unnikrishnan S.
AEVP & Authorised Officer Under SARFAESI Act
LCRD-Thodupuzha Division



below on " AS IS WHERE IS BASIS " under Rules 8 & 9 of the said Rules for realizing the total dues of **Rs.1,49,95,918(Rupees One Crore Forty Nine Lakhs Ninety Five Thousand Nine Hundred and Eighteen Only)** is due from you as on 24-10-2024 inclusive of debts due, interest costs and other charges under the loan account Nos. 10736600057852 in the name of you with future interest from 24-10-2024 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.

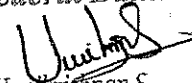
Description of the Property

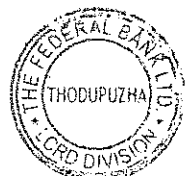
All the piece and parcel of the land measuring 31.96 Ares (28.93 Ares as per location sketch) (2.02+7.28+7.28+7.69+7.69 Ares) together with building existing and/or to be constructed and all other improvements thereon comprised in Sy no. 660/1 (as per revenue records), 660/1/51/150, 660/1/51/151, 660/1/51/152, 660/1/51/81 respectively, of Valakkode Village, Punaloor Taluk, Kollam District, Kerala State, bounded as per title deed on East by: Soman vaka vasthu, West by: 10 adi veethi vazhy, North by: Swamithottam, South by: 10 adi veethi vazhiyum, Jamaludheen vaka vasthuvum and bounded as per location sketch on East by: Properties of Saraswathy and Soman, West by: Municipal Road, North by: Swami Thottam and South by: Municipal Road.

Terms and Conditions

- a. The reserve price below which the properties will not be sold is **Rs. 1,18,45,500/- (Rupees One Crore Eighteen Lakhs Forty Five Thousand Five Hundred Only)**
- b. The intending purchasers shall submit to the undersigned their sealed tender clearly quoting the price along with a Demand Draft favoring The Federal Bank Ltd. payable at Puttadi or Fund Transfer/RTGS/NEFT to the Account No-10732200000020, Account Name-Current Account General, IFSC Code-FDRL0001073, Branch-Federal Bank Ltd, Puttadi for EMD (10% of the reserve price) Rs.11,84,550/- (Rupees Eleven Lakhs Eighty Four Thousand Five Hundred Fifty Only), which is refundable if the tender is not accepted.
- c. Tenders which are not duly sealed and are not accompanied by Demand Draft/ Fund Transfer/RTGS/NEFT as detailed in terms & conditions (b) as afore stated will be summarily rejected.
- d. The sealed covers containing tender shall reach the undersigned before 5.00 P.M. on 23rd October 2024.
- e. The intending purchasers shall be present before the undersigned at his office on 24-10-2024 at 11.00AM, when the tenders will be opened.
- f. After opening the tender, the intending bidders may be given an opportunity at the discretion of the authorized officer to have, inter-se bidding among themselves to enhance the price.
- g. The successful bidder/s 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 Authorised officer reserves his discretion 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 Thodupuzha/Fund Transfer/RTGS/NEFT as mentioned in clause (b) above.
- i. The successful bidder/s shall bear the entire charges / fees payable for conveyance such as stamp duty, Registration fee etc. applicable as per Law.

For The Federal Bank Limited


Unnikrishnan S.
AEVP & Authorised Officer Under SARFAESI Act
LCRD-Thodumuzha Division



- j. No encumbrance in respect of the property prior to our 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.
- 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 5.00 PM on 15th October 2024. The intending purchasers who wish to inspect the property and/or know further details / conditions/, may contact the Authorised Officer at his above address.
- n. The buyer should satisfy himself/herself/itself as to the title, ownership, statutory approvals, extent etc of the property, before participation in the auction.
- o. If any of the dates mentioned above happens to be a holiday, the very next working day will be considered for that event and related events.

Dated this the 12th day of September, 2024 at Thodupuzha

For The Federal Bank Limited

Unnikrishnan S.
For The Federal Bank Ltd
AEVP & Authorised Officer Under SARFAESI Act
LCRD-Thodupuzha Division

AVP & Branch Head (Authorised Officer under SARFAESI Act)

