

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 20.07.2024 calling upon the borrower(s) and / or guarantor (s) and / or defaulters (1)Smt. Geetha M, W/o (late) Murugan T, (2) Shri Aswin Prabhu T M, S/o (late) Murugan T,(3) Smt. Aswitha Lakshmi, D/o (late) Murugan T, all of them residing at No. 14A, Selvam Nagar, Medical College Road, Thanjavur, Tamil Nadu – 613007 and (4) Smt. Dhanalakshmi T, W/o Thirunavukarasu, No. 46, Sri Lakshmi Gardens, Thiruvaidaimaruthur Road, Kumbakonam, Tamil Nadu – 612001 to pay the amount mentioned in the notice being sum of ₹4,56,22,674.76 (Rupees Four Crore Fifty Six Lakh Twenty Two Thousand Six Hundred and Seventy Four, paise Seventy Six only) is due from you jointly and severally as on 02.07.2024 under your PPL loan 11957600001042 and PPL loan 11957600001059) together with future interest thereon @ 10.20% per annum with monthly rests from 3.7.2024 till the date of payment and costs and other charges availed by them from Br: Thanjavur 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 1.11.2024 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 **18th February 2025** 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 dues of Rs.4,66,26,324.33 (Rupees Four Crore Sixty Six Lakhs Twenty Six Thousand Three Hundred and Twenty Four and paise Thirty Three only) being the total amount due under loan accounts 11957600001042 and 11957600001059 as on 18.2.2025 together with future interest thereon 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 Mortgaged Immovable Property/ies

SL. NO.	DISCRIPTION OF THE IMMOVEABLE PROPERTY	RESERVE PRICE	EMD AMOUNT
1	All the piece and parcel of the land measuring an extent of 0.565 Ares equal to 1.39 Cents together with building and all other improvements thereon comprised in (as per Revenue Patta) Old Survey No. 47/4, T.S.No. 14/6 of Tharanallur Village, Tiruchirapalli East Taluk, Tiruchirapalli District, Tamil Nadu State within the Tiruchirapalli Joint III Sub Registrar Office, bounded on East by: Drainage Canal, West by: Murugan's own land, North by: Lakshmi Narasimha Rao Temple land and South by: Canal	Rs. 14,82,00,000.00 (Rupees Fourteen Crore and Eighty Two Lakhs only)	Rs.1,48,20,000.00 (Rupees One crore Forty Eight Lakhs and Twenty Thousand only)
2	All the piece and parcel of the landed property measuring an extent of 2480.44 Sq. Mtr. (out of the total extent of 2837 Sq. Mtr. (ie 0.75 Cents)) together with building and all other improvements thereon comprised in Survey no. 47/3C of Tharanallur Village, Tiruchirapalli East Taluk, Tiruchirapalli District, Tamil Nadu State within the Tiruchirapalli Joint III Sub Registrar Office, bounded on East by: Annammal Mutt owned Nanja land, West by: Land acquired by Government, North by: Land gifted to M Geetha by T Murugan and South by: Irrigation Canal.		
3	All the piece and parcel of the landed property measuring an extent of 356.56 Sq. Mtr. (on the Northern side, out of the total extent of 2837 Sq. Mtr. (ie 0.75cents)) together with building and all other improvements thereon comprised in Survey		

	<p>no.47/3C of Tharanallur Village, Thiruchirapalli East Taluk, Thiruchirapalli District, Tamil Nadu State within the Tiruchirapalli Joint III Sub Registrar Office, bounded on East by: Annammal Mutt owned Nanja Land West by: Trichirapalli Chennai Bye Pass Road North by: Bhuvaneswari and others owned Nanja Land and South by: Remaining land of T. Murugan.</p> <p>Together with RCC building measuring total plinth area of 3542 sqft</p>		
--	--	--	--

Terms and Conditions

- a. The reserve price below which the property will not be sold is Rs.1,4,82,00,000/- (Rupees Fourteen Crore and Eighty Two 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 Chennai for Rs. 1,48,20,000/- (Rupees One crore Forty Eight Lakhs and Twenty Thousand only) being earnest money equivalent to 10 % of the Reserve Price of the property concerned, which is refundable if the tender is not accepted.
- c. Bids shall be submitted in the multiples of Rs.1,00,000/- over and above the reserve price.
- d. Tenders in respect of each item of the property along with the demand draft for earnest money shall be submitted separately. The Tenders which are not duly sealed and are not accompanied by Demand Draft as afore stated will be summarily rejected.
- e. The sealed covers containing tender shall reach the undersigned before 11.00 AM on 18th February 2025.
- ef The intending purchasers shall be present before the undersigned valid photo identity proof at his office on 18/02/2025 at 02.00 PM when the tenders will be opened.
- g. 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.
- h. 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 but not later than next working day 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.
- i. All payments shall be made by way of Demand Draft drawn in favor of The Federal Bank Ltd. payable at Chennai or by RTGS/NEFT (A/c No. 14082200000026, IFSC: FDRL0001408).
- j. The successful bidder shall bear the entire charges / fees payable for conveyance such as stamp duty, Registration fee etc. as applicable as per Law.
- k. 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 other encumbrances, if any should be cleared by the purchaser of the property.
- l. The tenders offering price below the Reserve Price mentioned above will be rejected.
- m. 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.
- n. The intending purchasers can inspect the properties between 02.00 PM and 04.00 PM on 14th February 2025. The intending purchasers who wish to inspect the property and / or know further details / conditions may contact the MR Krishnakumar V , Branch Head, Br Thanjavur (Mobile:9500498542).
- 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.

NB:-The borrowers named above may treat this as notice of 30 days as stipulated in Rule 8 (6) of the said Rules and pay the secured debt in full to avoid sale of the properties.

Dated this the 4th day of January 2025 at Chennai

For The Federal Bank Ltd.

(Authorised Officer under SARFAESI Act)

Rupees Fourteen c