

**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 **20-06-2009** calling upon the borrower(s) and / or guarantor (s) and / or defaulters (1) M/s Koncherry Weavers Pvt Ltd, Mayithara P O, Cherthala, Alappuzha, (2) Sri. K S Shaji, Koncherry Bhavan, Mayithara P O, Cherthala, Alappuzha, (3) Mrs. Selvarani Shaji, Koncherry Bhavan, Mayithara P O, Cherthala, Alappuzha, (4) Sri. Vivek Koncherry, Koncherry Bhavan, Mayithara P O, Cherthala, Alappuzha, (5) Smt. Veena K S, Koncherry Bhavan, Mayithara P O, Cherthala, Alappuzha and (6) Sri. Kunjanandhan alias Thankappan, Mayithara Krishna, Mayithara P O, Cherthala, Alappuzha, to pay the amount mentioned in the notice being **Rs. 42,05,37,869/- (Rupees Forty Two Crores Five Lakhs Thirty Seven Thousand Eight Hundred and Sixty Nine Only)** as on 20-06-2009 together with further interest thereon from 21-06-2009 till payment being the amount due under the various Loans availed of by them from our Br. Cherthala 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 24-11-2009 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. Sri. Kunjanandhan alias Thankappan expired, and this notice is being issued to Mr. Siraj, S/o Late Thankappan, Mayithara P O, Cherthala, Alappuzha-688 539 and Smt. Jiji M T, D/o Late Thankappan, Kandathil, Kalavamkodam P O, Cherthala – 688 524, being the legal heirs of the deceased and you are liable to settle the dues to the bank, to the extent of assets inherited from the deceased.

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 14<sup>th</sup> March 2025 the property described herein below on " AS IS WHERE IS BASIS " under Rules 8 & 9 of the said Rules for realizing the dues of **Rs.102,57,52,803/- (Rupees One Hundred and Two Crores Fifty Seven Lakhs Fifty Two Thousand Eight Hundred and Three Only)** as on 14-03-2025 with further interest from 15-03-2025 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.

## LCRD Mavelikkara Division

MVKLCD/PF 3931/STL/ /2025

5<sup>th</sup> February 2025

### DESCRIPTION OF THE PROPERTY

All that part and parcel of land admeasuring **291.47 Ares (276.49 Ares as per revenue records)** with residential building, office building , Godown building and all other buildings and improvements thereon situated in Block No.33 of Kanjikuzhy Village, Cherthala Taluk and Alappuzha District and bounded on **East by:-** Properties of Rajamma Valyarachira, Sivadasan Uzharath, Thankappan Punnamadam, Radha Punnamadam,Unni Kon Nivas,Narayan Sulesh Bhavan, Padmanabhan Pulikkiyil, Ponnann Radhabhavan, Kunju Kunju Sunitha bhavan, Mathai Moothambakkal, **South by:-** Properties of Karunakara Valyarachira, **West by:-** National Highway, Properties of Hari, Hari Nivas,Kunjukutta Karta Cherukkatt, Dr.Shyamlal Koncherril, Chellamma Jaya Nivas and **North by:-** Panchayth Road, More fully described in the Table given below.

SL	Re Sy No.	Extent as per title deed	Extent as per Revenue records	Title deed No. & SRO
1	167/5,191/4,191/2,191/6,161/5	15.97 Ares	15.56 Ares	315/07 of Puthanambalam SRO
2	165/3/3,165/1/2	8.14 Ares	8.14 Ares	1746/05 of Puthanambalam SRO
3	161/1,161/2	23.08 Ares	23.08 Ares	2390/04 of Puthanambalam SRO
4	183/2/2,168/5/3,168/4/2, 167/10,167/8,167/7	86.77 Ares	86.77 Ares	129/07 of Puthanambalam SRO
5	165/4,165/12	30.94 Ares	22.70 Ares	373/82 of Mararikulam SRO
6	167/3	2.83 Ares	3.40 Ares	3532/69 of Mararikulam SRO
7	191/2,191/5	4.92 Ares	Not Available	3384/79 of Mararikulam SRO
8	191/5	39.40 Ares	39.40 Ares	1544/78 of Mararikulam SRO
9	184/10/2	1.01 Ares	1.01 Ares	1419/00 of Puthanambalam SRO
10	185/6,185/1,186/17	14.51 Ares	14.51 Ares	2544/97 of Puthanambalam SRO
11	184/2	5.70 Ares	5.70 Ares	863/01 of Puthanambalam SRO
12	184/3,186/4	6.00 Ares	4.02 Ares	348/01 of Puthanambalam SRO
13	184/4	9.20 Ares	9.20 Ares	845/00 of Puthanambalam SRO
14	186/9,186/10,186/19	7 Ares	7 Ares	1283/01 of Puthanambalam SRO
15	184/8,184/9	13.10 Ares	13.10 Ares	1420/00 of Puthanambalam SRO
16	184/1	1.60 Ares	1.60 Ares	670/01 of Puthanambalam SRO

**LCRD Mavelikkara Division**

MVKLCRD/PF 3931/STL/ /2025

5<sup>th</sup> February 2025

17	187/2	5.06 Ares	5.06 Ares	613/02 of Puthanambalam SRO
18	186/18	3.25 Ares	3.25 Ares	434/03 of Puthanambalam SRO
19	167/4/1,184/5,184/7,184/11	12.99 Ares	12.99 Ares	434/06 of Puthanambalam SRO
		<b>291.47 Ares</b>	<b>276.49 Ares</b>	

# The Ministry of Road Transport and Highways via Gazette of India (Extra Ordinary) dated 11-02-2019 has notified the acquisition of 0.81 Ares in Re Sy No.165/1 and 4.29 Ares in Re Sy No.191/5 and the said extent will get reduced from the total extent and the reserve price is fixed only for the available extent.

**Terms and Conditions**

1. The reserve price below which the property will not be sold is **Rs.11,50,00,000/- (Rupees Eleven Crores Fifty Lakhs Only)**
2. 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 Mavelikkara OR proof of RTGS (A/c No. 10952200000016, IFSC - FDRL0001095 Cherthala Branch) for **Rs.1,15,00,000/-** being earnest money equivalent to 10 % of the Reserve Price of the property concerned, which is refundable if the tender is not accepted.
3. 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 11.00 A.M. on 14<sup>th</sup> March 2025.
5. The intending purchasers shall be present before the undersigned at his office at 11.30 AM on 14<sup>th</sup> March 2025 when the tenders will be opened.
6. 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.
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 Demand Draft/ drawn in favor of The Federal Bank Ltd. payable at Mavelikkara/RTGS.

**LCRD Mavelikkara Division**

MVKLCRD/PF 3931/STL/ /2025

5<sup>th</sup> February 2025

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. The following encumbrances/entries with respect to different schedules of property are noticed in encumbrance certificate. 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 bank will initiate necessary steps/process for lifting/clearing the referred attachments/encumbrances herein below on receipt of full sale consideration.

SL No.	Attachment Holder	Date	Amount in Rs.
1	EPFO	24-03-2010	1,78,000/-
2	EPFO	10-06-2013	Not Specified
3	Debt Recovery Tribunal	21-01-2011	Not Specified
4	Debt Recovery Tribunal	22-01-2011	4,00,00,000/-
5	The Tahsildar, Taluk, Cherthala	08-07-2014	Not Specified
6	The Tahsildar, Taluk, Cherthala	27-11-2014	Not Specified
7	The Tahsildar, Taluk, Cherthala	13-07-2016	Not Specified
8	The Tahsildar, Taluk, Cherthala	06-03-2023	20,00,000/-
9	OS No.318/17 of MC, Cherthala	NA	Not specified

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 properties between 1.00 PM and 4.00 PM on 1<sup>st</sup> March 2025. The intending purchasers who wish to inspect the property and / or know further details / conditions may contact the Authorised Officer at his above address.
14. The buyer should satisfy himself/herself/itself as to the title, ownership, statutory approvals, extent, etc of the property, before participation in the auction.

**LCRD Mavelikkara Division**

MVKLCRD/PF 3931/STL/ /2025

5<sup>th</sup> February 2025

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 5<sup>th</sup> day of February 2025 at Mavelikkara

**For The Federal Bank Ltd.,**

**Authorised Officer under SARFAESI Act**