

SALE NOTICE
(Sale through e-auction only)**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 **01/09/2023** calling upon the borrower(s) and / or guarantor (s) and / or defaulters (1) **Mr. Madhumohan Shanmugam**, S/o Rangaswamy Kalmanti Shanmugam alias K R Shanmugam, (2) **Mrs. Ashwini Madhumohan**, W/o Madhumohan Shanmugam, Both R/At No.86, Mogarhalli Village, Hosahalli Post, Srirangapatna Taluk, Mandya, Karnataka – 571438 also at: 130/2, Channasandra Extension, Kadugodi Plantation, Bangalore – 560067 to pay the amount mentioned in the notice being (1) ₹ 96,41,553/- (Rupees Ninety Six Lakh Forty One Thousand Five Hundred and Fifty Three only) as on 03/08/2023 under AMTL (Direct Agriculture) with number 19636600000582 and (2) ₹ 30,35,636/- (Rupees Thirty Lakh Thirty Five Thousand Six Hundred and Thirty Six only) as on 15/08/2023 under FKCC limit with number 19635500000817 availed from our Br. Karkala together with interest and other charges thereon within 60 days from the date 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 **12/12/2023** 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 **17th March 2025** the property described herein below on “As is where is”, “As is what is”, and “Whatever there is” basis under Rules 8 & 9 of the said Rules for realizing the amount of **Rs. 1,09,01,316.23/-** due to the Federal Bank (Secured creditor) comprising of (1). **₹ 73,75,889.23 (Rupees Seventy Three Lakhs Seventy Five Thousand Eight Hundred and Eighty Nine and paise Twenty Three only)** due to the Federal Bank (Secured creditor) as on 13-01-2025 under AMTL loan Account number 19636600000582 and (2) **₹ 35,25,427 (Rupees Thirty Five Lakhs Twenty Five Thousand Four Hundred and twenty seven only)** due to the Federal Bank (Secured creditor) as on 20-02-2024 under FKCC limit with number 19635500000817 with further interest, charges till realization and thus the undersigned hereby invites bids from interested parties for purchasing the property subject to the terms and conditions mentioned hereunder.



Description of the Immovable Property

Item No.	Particulars of property	Reserve Price below which property will not be sold.	EMD Amount
1.	<p>Non-agricultural residential immovable property measuring 33X33=1089 Sq ft situated in S No. 81/3 of Thirumalashettihalli Village, Anugondanahalli Hobli, Hosakote Taluk, Bangalore Rural District within the registration Sub-District of Hosakote. The said plot has been converted into non-agricultural residential purposes by the Tahsildar Hosakote in the proceedings ALN.Sr.36/87-88 in Serial No. 188, Item No. 201 and Property No.8. The property No: as per Form No. 9 and 11 issued by the Grama Panchayath Samethanahalli is 150300402500120852 bounded on East: Property of Rajgopal Rao, West: Property of Mrs.Ashwini, the mortgagor, North: Property of T Irappa and South: Site of H.P Shivashankara.</p>	Rs.1,02,00,000/-	Rs.10,20,000/-
2	<p>Non-agricultural residential immovable property measuring 43X40=1720 Sq ft situated in S No. 81/3 of Thirumalashettihalli Village, Anugondanahalli Hobli, Hosakote Taluk, Bangalore Rural District within the registration Sub-District of Hosakote. The said plot has been converted into non-agricultural residential purposes by theTahsildar Hosakote in the proceedings ALN.Sr.36/87-88 in Serial No. 187 Item No. 200 and Property No.8. The property No: as per Form No. 9 and 11 issued by the Grama Panchayath Samethanahalli is 150300402500120853 bounded on East: Property of Mrs.Ashwini, the mortgagor, West: Road, North: Property of T Irappa and South: Site of H.P Shivashankara.</p>		

Terms and Conditions

1. Auction sale/bidding would be only through "online electronic bidding" process through the website <https://federalbank.auctiontiger.net>
2. The property will be sold on "**As is where is**", "**As is what is**", and "**Whatever there is**" basis for an amount not below the **reserve price** as mentioned above.
2. Last date for the submission of documents with EMD (Earnest Money Deposit) is **14/03/2025** before 5.00 PM. EMD for the properties is as mentioned above.

The Federal Bank Ltd., Loan Collection & Recovery Department, Bangalore Division | No. 3 | 2nd Floor | MSR West Park | Church Street | Bengaluru | 560 001 | Karnataka | Phone: +91 8095828647 | Email: bgrlcrd@federalbank.co.in



4. The date and time of auction is on **17/03/2025** between **11 am – 12.15 pm (IST)**, with unlimited extension of 5 minutes each.
5. The auction would commence at the reserve price as mentioned above. Bidders shall improve their offers in multiples of **Rs.25,000/- (Rupees Twenty-Five Thousand Only)**. Any increase in the bid amount over and above the reserve price should be in the multiples of Rs.25,000/-.
6. The intending bidders shall hold a valid e-mail address and register their names at portal and get their user id and password free of cost from M/s E Procurement Technologies limited (Auction Tiger) E- Auction service provider whereupon they would be allowed to participate in online e-auction.
7. The prospective bidders may avail online training on e-auction from M/s E Procurement Technologies limited (Auction Tiger) E- Auction service provider, Helpline No and email Id - 079- 68136880/68136837 & email – support@auctiontiger.net and Mr. Ram Sharma - 9978591888/9265562821/18 & email – ramprasad@auctiontiger.net.
8. All the payments shall be made in the form of DD drawn in favour of The Federal Bank Ltd, payable at Bangalore or by way of RTGS., Bank details are: The Federal Bank Ltd, LCRD/Bangalore Division, Account No.17630051030003, IFSC Code FDRL0001763.
9. The Bank M/s E Procurement Technologies limited (Auction Tiger) E- Auction service provider, shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the cause.
10. EMD amount shall be adjusted in case of the highest/successful bidder, otherwise refunded within two working days of finalisation of sale. The EMD shall not carry any interest.
11. The intending purchasers who wish to inspect the property and/or for further Details/conditions may contact the undersigned in the below address or Smt Vaishali G Upadhyaya, Senior Manager & Branch Head, Br.Karkala, Mob: 9964962473. Details of the auction, sale, terms and condition etc are also available in our website <https://www.federalbank.co.in/web/guest/tender-notice>.
12. The intending purchasers can inspect the properties between 2 PM to 4 PM on the 10/03/2025 in consultation with the undersigned.
13. The highest/successful bidder shall deposit 25% of the amount of bid/purchase money adjusting the EMD already paid immediately on acceptance of his tender/offer by the Bank or not later than the next working day and the balance 75% within 15 days or such further time as permitted by the authorised officer in accordance with law, failing which the entire deposit made by him shall be forfeited without any notice and the property concerned will be resold.
14. The successful bidder shall bear the entire charges/fees payable for conveyance such as stamp duty, registration fee etc as applicable as per law.
15. 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, encumbrances, arrears of property tax, electricity charges, water charges, society charges, maintenance charges or any dues to the Government or anybody in respect of the properties under sale. Such dues if any on the property shall be cleared by the purchaser.
16. The Authorised officer has the absolute right to accept or reject the bid/all or any bid including the highest bid or adjourn/postpone the sale without assigning any reason. The decision of the Authorised Officer/Bank shall be final.
17. The buyer should satisfy himself/herself/itself as to the title, ownership, statutory approvals, extent etc of the properties before participation in the auction.



18. If any of the date mentioned above happen to be holiday/hartal/protest called by any political parties/association/groups which adversely affects the functioning of the Bank/ M/s E Procurement Technologies limited (Auction Tiger) E- Auction service provider, the very next Bank working day may be considered for that event and related events including the date of auction/sale.

19. The property is put for sale subject to the provisions under the above Act/Rules and other prevailing laws.

04/02/2025
Bangalore



For The Federal Bank Ltd.
For THE FEDERAL BANK LTD.

Ch. Krishna Sharma K (SP5928)
Assistant Manager & Branch Head
LCRD/Bangalore
(Authorised Officer under SARFAESI Act).