



YOUR PERFECT BANKING PARTNER

LCRD Thodupuzha Division, KP Varkey's Mall, Rotary Junction,  
Ambalam Bye Pass Road, Thodupuzha, Idukki-685 584, Phone: 04862229222

Email: [tpzlcrcd@federalbank.co.in](mailto:tpzlcrcd@federalbank.co.in)

Website: [www.federalbank.co.in](http://www.federalbank.co.in), CIN: L65191KL1931PLC000368

TPZLCRD/SAR 771/ 2024-25

07<sup>th</sup> January 2025

**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).**

To,

1) ) Smt. Jesna Binu, W/o Binu Sreedhar, Palakkunnel (H), Mulappuram, Karimannoor PO, Idukki-685581

2) Sri. Binu Sreedhar, S/o Sreedharan, both residing at Palakkunnel (H), Mulappuram, Karimannoor PO, Idukki-685581

Whereas, The Authorized Officer of the Federal Bank Ltd. under the Act has issued a demand notice dated 31/10/2022 calling upon the borrowers named above to pay the amount mentioned in the notice being ₹ Rs.4,62,007/- (Rupees Four Lakhs Sixty Two Thousand and Seven Only) as on 31/10/2022 together with interest and costs thereon being the amounts due under Loan availed of by them from our Branch Vannappuram, 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 25-04-2023 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 14 February 2025 the property described herein below on " AS IS WHERE IS BASIS " under Rules 8 & 9 of the said Rules for realizing the total dues of **Rs. 5,78,207/- (Rupees Five Lakhs Seventy Eight Thousand Two Hundred and Seven Only)** is due from you as on 14-02-2025 inclusive of debts due, interest costs and other charges under the loan account Nos. 18356600000281 in the name of you with future interest from 14-02-2025 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.

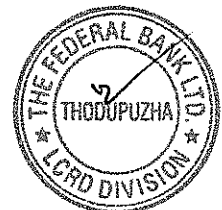


### Description of the mortgaged properties/secured assets

All the piece and parcel of the landed property measuring 4.17 Ares with all improvements thereon comprised in Re Sy No.92/1-4-6 (Old Sy No.310/4/14), Block No.41 of Udumbannoor Village, Thodupuzha Taluk, Idukki District, Kerala State and bounded on East by Property of Justin, West by Property of Usha, North by Property of Arya Mundaplackal & South by Mud way.

### Terms and Conditions

- a. The reserve price below which the properties will not be sold is **Rs. 7,72,500/- (Rupees Seven Lakhs Seventy Two 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 Vannappuram or Fund Transfer/RTGS/NEFT to the Account No-18352200000052, Account Name-Current Account General, IFSC Code-FDRL0001835, Branch-The Federal Bank Ltd, Vannappuram for EMD (10% of the reserve price) Rs.77,250/- (Rupees Seventy seven thousand two hundred and 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 at his address The Federal Bank Ltd, LCRD/Thodupuzha Division, 1st Floor, K.P. Varkey's Mall, Rotary Junction, Ambalam Bye pass Road, Thodupuzha, Idukki District, Kerala, PIN: 685584 before 5.00 P.M. on 13<sup>th</sup> February 2025.
- e. The intended purchasers shall be present before the undersigned at his office as per clause (d) above on 14-02-2025 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 Vannappuram/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.
- 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 1<sup>st</sup> February 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.
- 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 07<sup>th</sup> day of January 2025 at Thodupuzha

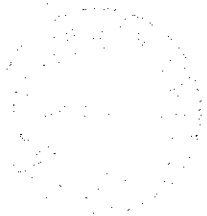
*For The Federal Bank Limited*  
For The Federal Bank Ltd.

*Unnikrishnan.S*

*AVP & Authorised Officer Under SARFAESI Act  
LCRD-Thodupuzha Division*

**AVP & Branch Head (Authorised Officer under SARFAESI Act).**





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