

BGRLCRD/HDI/17S/Sale Notice/

/2024-25

20th January 2025

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 06/04/2021 calling upon the borrowers (1) Mr. Chamakuri Uma Mahesh Naidu, S/o Mr. Chamakuri Venkateshwara Rao Naidu, (2) Mrs. Indrani Naidu, W/o Mr. Chamakuri Uma Mahesh Naidu, both residing at Villa No.A4, Vaishnavi Anantya, Near Indus School, A-3, Sy.No.119/2, Medahalli, Sarjapur Hobli, Anekal Taluk, Bangalore-562125 Also at : No.3-4-174/80, Kantha Reddy Nagar, Attapur, Hyderabad, Telangana - 500068 and (3) Mr. Venkatesha S, S/o Mr.Srinivasa, residing at Sumukh Nilaya, 12th Main, 4th Cross, Sheryas Colony, Gourav Nagar, J P Nagar, 7th Phase, Bangalore-560078 to pay the amount mentioned in the notice being ₹.3,53,94,182.00 (Rupees Three Crore Fifty Three Lakhs Ninety Four Thousand One Hundred Eighty Two Only) as on 05.04.2021 under Housing Loan A/c. No. 21637300000159 due from No. 1 to 3 and ₹.7,39,877.00 (Rupees Seven Lakh Thirty Nine Thousand Eight Hundred Seventy Seven Only) as on 05.04.2021 under Personal Loan (Asset Guard) A/c. No. 21637600000958 due from No.1 and 2 together with interest and other charges thereon within 60 days from the date of the said notice.

Whereas the borrower 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 21/09/2021 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 borrowers/defaulters and general public that the Bank has decided to sell on **27.02.2025** the property described herein below on "**AS IS WHERE IS BASIS AND AS IS WHAT IS BASIS**" under Rules 6 and 7 in respect of movable property and Rules 8 and 9 in respect of immovable property of the said Rules for realizing the total dues of of ₹ **5,37,29,005.77 (Rupees Five Crore Thirty Seven Lakh Twenty Nine Thousand Five and paise Seventy Seven Only)** due to the Federal Bank (Secured creditor) as on 20-01-2025 (1) Rs.5,26,60,045.21 (Rupees Five Crore Twenty Six lakh Sixty Thousand Forty Five and Paise Twenty One Only) as claimed in OA under Housing loan Account number 21637300000159 (2) Rs.10,68,960.56 (Rupees Ten lakh Sixty Eight Thousand Nine Hundred and Sixty



and Paise Fifty Six Only) as claimed in OA under Term loan Account number 21637600000958 till realization, charges 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 MOVABLE /IMMOVABLE PROPERTY

Item No.	Particulars of property	Reserve Price below which property will not be sold.	EMD Amount
1	All the piece and parcel of Villa/residential unit No.180/5A also known as A4, presently bearing E Khata No.180/5A, SL. No.150200102701020437 on the basement, ground, first and second floors of "VAISHNAVI ANANTYA", being constructed on the residentially converted land in sy.No.119/2, presently bearing Handenahalli Village Panchayat Khatha No. 92/180 situated at S.Medahalli Village,, Sarjapura Hobli, Anekal Taluk, Bangalore with super built up area of 5121.65 sq.ft with a covered car parking space measuring 270 sq. ft. along with the exempted amenities and right to use common areas and facilities and together with 2333.56 sq.ft share of undivided interest in the land measuring 69815 sq.ft and the Villa is bounded on the East: Boulevard and Mayur Daffodils, On the West: Villa No. 180/10B, On the North: Villa No. 180/4A; On the South: Villa No.180/6A.(As per the sale deed No.1406 of 2019-2020 of SRO Anekal)	Rs.1,65,00,000/- (Rupees One Crore Sixty Five Lakhs Only)	Rs.16,50,000/- (Rupees Sixteen Lakh Fifty Thousand Only)

Terms and Conditions

1. Auction sale/bidding would be only through "online electronic bidding" process through the website <https://www.bankeauctions.com>
- 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 for each items as mentioned above.
2. Last date for the submission of documents with EMD (Earnest Money Deposit) is **25/02/2025** before 5.00 PM. EMD for each items of the properties is as mentioned above.
4. The date and time of auction is on **27/02/2025** 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.1,00,000/- (Rupees One lakh Only). Any increase in the bid amount over and above the reserve price should be in the multiples of Rs.1,00,000/-.
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 C 1 India Private LTD 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 C 1 India Private LTD E- Auction service provider, Helpline No:+91 9891628914, 01244302000 & email = shibu.babu@c1india.com and Mr. Gangadhar Naik- 9900711744 , email Id - karnataka@c1india.com
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 C 1 India Private LTD 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 Branch Hirandahalli. 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 14th February 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.



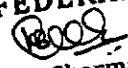
16. The Authorised officer has the absolute right to accept or reject the bid/all or any bid including the highest bid or adjourn/postpone the sale without assigning any reason. The decision of the Authorised Officer/Bank shall be final.

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 C 1 India Private LTD 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.

20/01/2025
Bangalore

For The Federal Bank Ltd
For THE FEDERAL BANK LTD.

Shrikrishna Sharma K (SP5928)
Assistant Vice President & Branch Head
(Authorised Officer under SARFAESI Act).