

e-Auction Sale Notice**E-Auction 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 20.12.2018 calling upon the borrower 1) Smt. Amsaveni V, W/o Venkatakrisnan A, residing at No. 12, A/4, Mamatha Apartments, 2nd Street, North Gopalapuram, Chennai 600 086 and carrying on business in the name and style of M/s Vijay Agencies at No. 1, Amir Mahal Road, Royapettah, Chennai 600 014, 2) Sri. Nandakumar V, S/o Venkatakrisnan A, residing at No. 12, A/4, Mamatha Apartments, 2nd Street, North Gopalapuram, Chennai 600 086 and also having alternate address at No. 10, Gurukalyan Flats, 2nd Street, North Gopalapuram, Chennai 600 086, 3) Sri. Pradeepkumar V, S/o Venkatakrisnan A, residing at No. 12, A/4, Mamatha Apartments, 2nd Street, North Gopalapuram, Chennai 600 086 & 4) Smt .Vijayalakshmi R, W/o Ramachandran C, residing at No. 8 – 91/2, Sri Sai Nagar Colony, RPI Road, Balapur Village, Hyderabad 500 005 to repay the amount mentioned in the notice being Rs.4,82,45,572.80 (Rupees Four Crore Lakh Fifty Four Thousand Nine Hundred and Seven, paise Ninety only) under CC loan with number 12825500022054 together with future interest till the date of payment and costs and other charges within 60 days from the date of receipt of the said notice.

Whereas the borrower(s) and / or guarantor (s) 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 13.05.2019 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 the property described herein below on **02nd May 2025** "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.12,85,43,481.61** as on 02.05.2025 in Housing Loan together with interest and costs from 03.05.2025 from you jointly and severally, till the date of payment and costs, and thus the undersigned hereby invites from interested parties, the e-bids for purchasing the property subject to the terms and conditions mentioned hereunder.

SL. NO.	DISCRIPTION OF THE IMMOVEABLE PROPERTY	RESERVE PRICE	EMD AMOUNT
1	All that piece and parcel of flat admeasuring 1011 sqft bearing No. 1 in 2nd Floor of the building situated at Plot No. 15, Door No. 4, 2nd Street, Balaji Nagar, Royapettah, Chennai 600 014 together with undivided 404 sqft share of land out of 6465 sqft comprised in Old Sy No. 3952, R S No. 629/1, New R S No. 629/98, Block No. 11 situated at Mylapore Village, Mylapore Triplicate Taluk, Chennai within the Registration District of Central Chennai and Registration Sub District of Mylapore and bounded on the North by: 2nd street of Balaji Nagar; South by: R S Nos. 629/134 & 629/135; East by: Plot No. 14, R S No. 629/99 and West by: R S No. 629/76 morefully described in Sale Deed No. 2131/2001 dated 06.09.2001 of S R O, Mylapore standing in the name of Amsaveni V.	Rs.1,40,00,000 /-	Rs.14,00,000/-
2	All that piece and parcel of the residential flat admeasuring 829 sq ft bearing flat No. 4 and Door No. 12/A4 (Old 8 A) situated on the North Western side of Ground floor of the multi-storeyed building namely Mamatha Apartments, Northern row of second street,	RS.1,17,00,000/-	RS.11,70,000/-

<p>North Gopalapuram, Chennai 600 086 together with 334.62 sqft (1/16th) of undivided share in landed property admeasuring 2 grounds and 554 sq.ft comprised in Old Sy No. 67/1, R S No. 67/27, Block No. 4, of Mylapore Village, Mylapore Triplicane Taluk, Chennai, Tamilnadu State within the Registration District of Chennai Central, Registration Sub District of Joint 1, Chennai Central and bounded on the East by: Land in R S No. 67/15; West by: Land bearing R S No. 67/29, 67/39 of Hood Park, , North by: Govt. lands bearing R S No. 67/54 & 67/56 and South by: The said street morefully described in Sale Deed No. 661/1993 dated 09.07.1993 of S R O, Joint 1, Chennai Central.</p>		
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Terms and Conditions

- a. Auction sale/bidding would be only through "ONLINE ELECTRONIC BIDDING" process through the website www.bankeauctions.com of M/s. C1 India Private Limited.
- b. The property will be sold on "AS IS WHERE IS" "AS IS WHAT IS" and "WHATEVER THERE IS" basis for an amount above the RESERVE PRICE.
- c. The Earnest Money Deposit (EMD) which is equivalent to 10 % of the Reserve Price of the property concerned is RS.14,00,000/- for the property mentioned in item 1 and Rs.11,70,000/- for the property mentioned in item 2 above, which is refundable if the tender is not accepted.
- d. The EMD shall be submitted on or before 01-05-2025, latest by 05:00 PM. Any bid submitted beyond the date and time referred above will not be entertained. If the bid form is submitted by an incorporated company, the person representing such company shall submit / produce the true copy of resolution / authorization from the company. Separate bids shall be submitted for each item.
- e. 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).
- f. The auction will be conducted online between 11:00 AM and 12:00 PM on 02-05-2025, with unlimited extension of 5 minutes each.
- g. The auction would commence above the reserve price mentioned. Bidders shall improve their offers in multiples of Rs.10,000/- (Rupees Ten Thousand Only)
- h. The intending bidders shall hold a valid e-mail address and register their names at the portal and get their user id and password from M/s. C1 India Private Limited where upon they would be allowed to participate in the online e-auction. The prospective bidders may avail online training on e-auction from M/s. C1 India Private Limited - Shri Prabakaran M at +91-7418281709, tn@c1india.com and support@bankeauctions.com.
- i. The Federal Bank Limited / M/s. C1 India Private Limited shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the cause.
- j. The intending purchasers who wish to inspect the property and / or know further details / conditions may contact the undersigned in the below address or Shri. Jack Alex Asst. Manager, LCRD Chennai Division at +91- 8893208392. Details of the auction sale, terms and conditions etc. are also available in our website, <https://www.federalbank.co.in/web/guest/tender-notice> & www.bankeauctions.com of M/s. C1 India Private Limited.
- k. The intending purchasers can inspect the properties between 03.00PM and 05.00PM on 15th April 2025 in consultation with the below mentioned.
- l. The successful bidder shall deposit 25% of the bid amount / sale price (inclusive of EMD) immediately on acceptance of his tender/ offer by the Bank and the balance 75% within 15 days or such further time as permitted by the authorized officer in accordance with law, failing which the entire deposit inclusive of EMD remitted shall be forfeited without any notice and the property will be re-sold.

- m. The successful bidder shall bear the entire charges/tax/fees payable for conveyance such as stamp duty, registration fee etc as applicable as per law.
- n. The Bank will not be held responsible for any charge, lien, encumbrance, property tax or any other dues to the Government or anybody in respect of the property under sale. The encumbrances, if any, should be cleared by the purchaser of the properties. Society maintenance dues related to the flat if any, should be borne by the purchaser.
- o. The Authorised officer has the absolute right to accept or reject all or any bid including the highest bid or adjourn/postpone/cancel the sale without assigning any reason. The decision of the Authorised Officer/Bank shall be final.
- p. The buyer should satisfy himself/ herself / itself as to the title, extent, ownership, statutory approval etc. in respect of the properties concerned before participating in the auction.
- q. If any of the dates mentioned above happen to be a holiday/harthal/protest called by any political parties/association/ groups which adversely affects the functioning of the Bank / M/s. C1 India Private Limited, the very next Bank working day may be considered for that event and related events including the date of auction/sale.
- r. The property is put for sale subject to the provisions under the above Act / Rules and other prevailing laws.

NB: -The borrowers named above may treat this as notice of Thirty 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 14th day of March 2025 at Chennai

For The Federal Bank Ltd.

**Deputy Vice President-I
(Authorised Officer under SARFAESI Act)**