

MVKLCRD/QLNC/NPA 3302/

/2024-25

REGD POST A/D

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 15/10/2019 calling upon the borrower(s) and/or guarantor(s) and/or defaulters (1) Mrs. Anjaly S., W/o. Vibin Babykuttan, Kaleekasseril, Palkulangara Nagar 58, Kilikolloor P.O., Kollam Dist., Pin: 691 004 and also residing at Raj Bhavan, M G Nagar 117, Kilikolloor P.O., Kollam – 691 004, (2) Mr. Vibin Babykuttan, S/o. Babykuttan, Kaleekasseril, Palkulangara Nagar 58, Kilikolloor P.O., Kollam Dist., Pin: 691 004, (3) Mr. Babykuttan, S/o. Divakaran Asan, Kaleekasseril, Palkulangara Nagar 58, Kilikolloor P.O., Kollam Dist., Pin: 691 004, (4) Mrs. Valsala Babykuttan, W/o. Babykuttan, Kaleekasseril, Palkulangara Nagar 58, Kilikolloor P.O., Kollam Dist., Pin: 691 004 and (5) Mrs. Sheela S., W/o Late Raju D., Raj Bhavan, M G Nagar 117, Kilikolloor P.O., Kollam – 691 004 to pay the amount mentioned in the notice being ₹ 19,56,177.50 (Rupees Nineteen lakhs fifty six thousand one hundred and seventy seven and paise fifty only) as on 05/10/2019 together with further interest thereon @ 15.60 % per annum with monthly rests from 07/10/2019 along with 2% overdue interest and costs under Property Power Loan (A/c No. 22817600000047) with Kollam/Kadappakkada branch, 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 properties 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 21/01/2020 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 **26th March 2025** the property described herein below on *“AS IS WHERE IS” “AS IS WHAT IS” and “WHATEVER THERE IS”* under Rules 8 & 9 of the said Rules for realizing the total dues of **₹ 47,77,895/- (Rupees Forty Seven Lakhs Seventy Seven Thousand Eight Hundred and Ninety Five only) in Property Power Loan (A/c No. 2281760000047)** as on date of sale with further interest, cost and other charges 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 PROPERTY

- A) All the piece and parcel of the landed property measuring 06.00 ares together with building already existing and/or to be constructed along with further improvements thereon comprised in Re Sy No. 859/24, Block 15 of Kilikolloor Village, Kollam Taluk, Kollam District, Kerala State bounded on East by property of Ayikkara, West by property of Ayanikkattu, North road and South by property of Kodankutty (as per title deed) and more fully described under Partition Deed No. 345/2014 dated 11/02/2014 of Kilikolloor SRO.
- B) All the piece and parcel of the landed property measuring 06.57 ares together with building already existing and/or to be constructed along with further improvements thereon comprised in Re Sy No. 859/25, Block 15 of Kilikolloor Village, Kollam Taluk, Kollam District, Kerala State bounded on East by property of Madathil, West by road, North by property of Pulleri Purayidom and South by road (as per title deed) and more fully described under Settlement Deed No. 303/2014 dated 06/02/2014 of Kilikolloor SRO.

[Both the above properties are commonly bounded on East by property of Thampi, West by property of Indira and Bhaskaran, North by property of Mayadevi and South by property of Remani and Ani (boundaries as per location sketch)].

Terms and Conditions

1. The property described above will be sold on “*AS IS WHERE IS*” “*AS IS WHAT IS*” and “*WHATEVER THERE IS*” basis and the property will be sold for an amount **above the reserve price of ₹ 1,24,00,000/- (Rupees One Crore Twenty Four Lakhs only)**.
2. The intending purchasers shall submit/send to the undersigned their tender quoting the price offered by them (**the amount quoted shall be above the reserve price fixed**) in sealed cover along with a Demand Draft/ Proof of RTGS of **₹ 12,40,000/- (Rupees Twelve Lakhs Forty Thousand only)** favoring The Federal Bank Ltd. payable at Mavelikkara/RTGS Account – Current Account General, A/c No. 22812200000018, IFSC – FDRL0002281, Kollam/Kadappakada Branch, the earnest money deposit (EMD) equivalent to 10% of the Reserve Price of the property, which is refundable if the tender is not accepted.
3. The Demand Draft/ Proof of RTGS for EMD shall be sent/ handed over to the undersigned separately along with the envelope containing the tender under acknowledgement. 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 **10.30 A.M. on 26th March 2025**.
5. The intending purchasers/their authorized representatives shall be present along with valid photo identity proof before the undersigned at his office on **26th March, 2025 at 11.00 A.M** 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 Mavelikara or through RTGS (Account – Current Account General, A/c No. 22812200000018, IFSC – FDRL0002281, Kollam/Kadappakada Branch).

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. 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 and encumbrance, property tax or any other dues etc. to the Govt. or anybody in respect of the property under sale. The society charges and the other encumbrances, if any should be cleared by the purchaser of the property.
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 property on 21/03/2025 at 3.00 Pm to 4.00 Pm under prior intimation to the undersigned. The intending purchasers who wish to inspect the property and / or know further details / conditions may contact the Authorised Officer at his below address.
14. The buyer should satisfy himself/herself/itself as to the title, ownership, statutory approvals, extend etc of the property, before participation in the auction.
15. If any of the dates mentioned above happen to be a holiday/harthal/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 4th day of March 2025 at Mavelikara.

For The Federal Bank Ltd.,

Authorised Officer under SARFAESI Act

