

(SPEED POST / (Regd A/D)

NOTICE FOR SALE OF IMMOVABLE PROPERTIES 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 **15.07.2023** calling upon the borrowers (1) **Susan Thomas**, W/o Francis Kurian, Sangeerthanam, SNRA 23-A, Keraladhithyapuram, Powdikonam P O, Thiruvananthapuram, Kerala – 695587 // 7493, Holly Street Burnaby, British Columbia, V5E2C3, Canada, (2) **Francis Kurian**, S/o Kurian Markose, Meleparappil Veedu, Vilakkuvettom Estate, Vilakkuvettom P O, Punalur, Valacode (Part), Kollam, Kerala – 691305 to repay the amount mentioned in the notice being to repay the amount mentioned in the notice being (a) ₹ 1,91,19,611/- as on 17.06.2023 in Federal NRI Housing loan no. 10217300024609 (From 1st & 2nd of you), (b) ₹ 4,73,987- as on 19.06.2023 in Federal Personal Loan (Asset Guard) no. 10217600080533 (From 1st & 2nd of you) together with interest and costs thereon at such applicable rates within 60 days from the date of receipt of the said notice.

Whereas the borrowers/ guarantors/ defaulters having failed to repay the amount, the Authorized Officer of the Bank on 16.12.2023 has taken possession of the property described herein below in exercise of powers conferred on him / her under section 13(4) of the said Act read with rule 8 of the said Rules after complying with all procedural formalities prescribed under the said Act and Rules including publication of possession notice in newspapers.

The undersigned hereby give notice to the borrowers and general public that the Bank has decided to sell on **07/03/2025** “the property described herein below on “AS IS WHERE IS” & “AS IS WHAT IS BASIS” and “AS IS WHATEVER BASIS” under Rules 8 & 9 of the said Rules for realizing the dues of **Rs. ₹ 2,29,73,405/- (Rupees Two Crore Twenty-Nine Lakh Seventy-Three Thousand Four Hundred Five only)** is due from you as on date of sale notice (i.e., **31/01/2025**) along with further expense, cost and thus the undersigned being the Authorized Officer of the Bank hereby invites from interested the sealed tenders for purchasing the property subject to the terms and conditions mentioned hereunder.

While we call upon you to discharge your liability as above by payment of the entire dues to the Bank together with applicable interest, all costs, charges and expenses incurred by the bank till repayment and redeem the secured asset, within the period mentioned above, Please take important note that as per section 13(8) of the SARFAESI Act 2002, (as amended), the right of redemption of secured asset will be available to you only till the date of publication of notice for publication or inviting tenders from public or private treaty for transfer by way of lease, assignment or sale of the secured asset.

Details of realizable dues from borrowers 1 to 2 mentioned above as on date of sale notice are as follows:

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Sl No	Loan account no.	Loan type	Amount due as on date of sale notice
1.	10217300024609	(NRI Housing Loan)	₹ 2,23,97,271.00
2.	10217600080533	Asset Guard	₹ 5,76,134.00
Total Amount Due as on date of sale notice (31.01.2025)			₹ 2,29,73,405.00

Description of the mortgaged properties /secured assets

	Details of security properties	Reserve price below which property will not be sold
	All the piece and parcel of the land measuring 5.70 Ares together with building with number TC 1/297(1) existing and/or to be constructed and all other improvements thereon comprised in Re-Sy No. 295/2 (Old Sy No. K 280/2) in Block No.11, of Kazhakuttom Village, Thiruvananthapuram Taluk, Thiruvananthapuram District, Kerala State within the registration Sub District of Kazhakuttom, bounded on East by: Property of Vidyadharan, West by: Property of Haiju, North by: PWD Road and South by: Property of Thomas Dcruz and Jaseentha.	₹ 2,30,00,000.00 (Rupees Two Crores Thirty Lakhs Only)

Terms and Conditions

- a) The property described above will be sold on “AS IS WHERE IS” “AS IS WHAT IS” and “WHATEVER THERE IS” basis.
- b) The reserve price below which the security property will not be sold is **₹ 2,30,00,000.00 (Rupees Two Crore Thirty Lakhs Only)**
- c) The EMD shall be remitted through NEFT/RTGS to The Federal Bank Ltd, Br. TVM/Palayam to the Account No. **10212200000018, IFSC CODE FDRL0001021** or to the Account No. **21462200000013, IFSC CODE FDRL0002146** or Account No **10300200055970, IFSC FDRL0001030**, or by way of Demand Draft (DD) drawn in favor of Authorized Officer, The Federal Bank Ltd payable at Thiruvananthapuram.
- d) The Bid documents can be collected/obtained from the Authorized Officer of Federal Bank, LCRD Trivandrum Division, 4th Floor Federal Towers, Statue, Thiruvananthapuram, Kerala-695001.
- e) The intending purchasers shall submit/send to the undersigned their tender quoting the price offered by them in a sealed cover along with the details of EMD remitted by way of RTGS/NEFT/ Demand Draft favoring The Federal Bank Ltd payable at Thiruvananthapuram for property in is **₹ 23,00,000/-** being earnest money equivalent to 10 % of the Reserve Price of the property concerned, which is refundable if the tender is not accepted.
- f) Tenders which are not duly sealed and are not accompanied by Demand Draft/RTGS/NEFT details as afore stated will be summarily rejected.
- g) The sealed covers containing tender shall reach the undersigned on or before 1.00 PM on 07.03.2025. The auction will be conducted between 1.00 PM to 2.00 PM.
- h) The bidders or their duly authorized representatives shall be present before LCRD/Thiruvananthapuram Division, 4th Floor, Federal Towers, M G Road, Thiruvananthapuram – 695001 (Ph: 0471 2322229, 2780625) on 07.03.2025 at 1.00 PM when the tenders will be opened

for negotiations/raising/improving their respective bids. In case the proposed sale/auction date is declared holiday for normal functioning of Bank, the sale will be conducted by next working day at same time.

- i) After opening the tender, the intending bidders may be given an opportunity at the discretion of the authorized officer to have bidding among themselves to enhance the price.
- j) The offer amount (to be mentioned in the Bid document) shall be above Reserve Price and bidders shall improve their offers in multiples of Bid incremental amount which will be decided and disclosed by the authorized officer at the time of auction.
- k) Incomplete Bid Documents or bids with inadequate EMD amount or bids received after the date indicated in this sale notice shall be treated as invalid.
- l) Conditional offers shall also be treated as invalid.
- m) On sale of the property, the purchaser shall not have any claim of whatsoever nature against the Federal Bank Ltd. Or its authorized officer.
- n) All payments shall be made by way of RTGS/NEFT in the above-mentioned account OR by Demand Draft drawn in favor of The Federal Bank Ltd. payable at Thiruvananthapuram.
- o) The successful bidder shall bear the entire charges / fees payable for conveyance such as stamp duty, Registration fee etc. as applicable as per Law.
- p) 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 Government or anybody in respect of the property under sale. The society/association charges, Electricity charges, Water charges and the other encumbrances, if any should be borne and cleared by the purchaser of the property.
- q) The borrower / co-borrowers/ co-obligants named above shall treat this as notice of 30 days as stipulated in Rule 8(6) read with rule 9 of the said Rules and pay the secured debt in full to avoid sale of the secured property.
- r) The tenders offering price below the Reserve Price mentioned above will be rejected.
- s) The Authorized Officer has the absolute right to accept or reject the bid/ all or any tender including the highest tender or adjourns / postpones the sale without assigning any reason. The decision of the Authorized Officer/Bank shall be final.
- t) The Immovable property mentioned above can be sold through private treaty also subject to the provisions under the SARFAESI Act and other prevailing laws.
- u) As stipulated under Rule 9(3) of the Security Interest (Enforcement) (Amendment) Rules, 2002 on sale of the property, the successful bidder shall immediately, i.e. on the same day or not later than next working day, as the case may be, pay a deposit of twenty five per cent (25%) of the amount of the sale price, which is inclusive of earnest money deposited, if any, to the Authorized officer conducting the sale and in default of such deposit, the property shall be sold again.
- v) The balance amount of purchase price payable shall be paid by the purchaser to the authorized officer on or before the fifteenth day of confirmation of sale of the immovable property or such extended period as may be agreed upon in writing between the purchaser and the secured Creditor as stipulated under Rule 9(4) of the Security Interest (Enforcement) (Amendment) Rules, 2002
- w) The intending purchasers can inspect the property between 10.00 AM and 05.00 PM on 06.03.2025. The intending purchasers who wish to inspect the property and / or to know further details/conditions may contact this office. (Ph: 0471-2322229,2780615 8547720840)
- x) The buyer should satisfy himself/herself/itself as to the title, ownership, statutory approvals, extent etc. of the property, before participation in the auction.

- y) If the sale price is more than Rs.50,00,000/- (Rupees Fifty Lakh Only) then the auction purchaser/successful bidder has to deduct 1.00% of the Sale Price as TDS in the name of owner of the property & remit to Income Tax Department as per Section 194 IA of Income Tax Act and only 99.00% of the Sale Price has to be remitted to the Bank. The Sale Certificate will be issued only on receipt of Form 26QB & Challan for having remitted the TDS.
- z) The intending purchasers/ their authorized representatives shall submit the valid photo identity proof and copy of the PAN Card. In case where the tender is submitted by an incorporated company/ LLP/ Partnership/ Association/ Trust/ Society, the person representing such incorporated company/ LLP/ Partnership/ Association/ Trust/ Society shall submit/produce the copy of resolution/ authorization from incorporated company/ LLP/ Partnership/ Association/ Trust/ Society. In case the bidder does not have the PAN card, he/ she shall submit an affidavit on a Rs.20/- non judicial stamp paper, stating the reasons thereof along with the bid document.

Dated this the 31st day of January 2025

**For The Federal
Bank Ltd**

Assistant Vice President
(Authorised Officer under SARFAESI Act)