

LCRD – COIMBATORE DIVISION



CBELCRD/RP/CBE/Manuel – SALE/ /2024-25

7 March 2025

REGD POST/AD

NOTICE FOR SALE OF SECURITY PROPERTIES ISSUED UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002, (hereinafter referred to as Act) w/r SECURITY INTEREST (ENFORCEMENT) RULES, 2002 (hereinafter referred to as Rules).

Ref: Sale Intimation dated 27 January 2025

Whereas

The Federal Bank Ltd (hereinafter referred to as 'Bank') through its Authorized Officer under the Act issued a Demand Notice dated **30-06-2023** calling upon the borrower(s) and / or guarantor(s) namely,

1. Mr.Jaishith Jebakumar Manuel, S/o Manuel alias John Manuel carrying on business in the name and style of M/s Manuel Orthopaedic Hospital, 127/5, Tirunelveli Main Road, Therekalputhoor, Nagercoil, Kanyakumari, Tamil Nadu – 629901	2. Mrs.Pon Manju Usha, W/o Jaishith Jebakumar Manuel, 5/165, Akshaya Garden Therekal, Puthur, Thirupathisaram, Kanyakumari, Tamil Nadu – 629901
5/165, Akshaya Garden Therekal, Puthur, Thirupathisaram, Kanyakumari, Tamil Nadu – 629901	No. 17, Water Tank Road, Nagercoil, Agasteeswaram, Kanyakumari, Tamil Nadu – 629001
No. 17, Water Tank Road, Nagercoil, Agasteeswaram, Kanyakumari, Tamil Nadu – 629001	1/67, Akshaya Garden, Therekal, Puthoor, Thirupathisaram, Kanyakumari, Thovala, Tamil Nadu – 629901.
1/67, Akshaya Garden, Therekal, Puthoor, Thirupathisaram, Kanyakumari, Thovala, Tamil Nadu – 629901.	

to repay the amount mentioned in the notice being

- A sum of ₹3,69,33,837/- (Rupees Three Crore Sixty Nine Lakh Thirty Three Thousand Eight Hundred and Thirty Seven only) is due from you jointly and severally as on 23.05.2023 under your Term Loan with account number 16407100000016,
- A sum of ₹6,21,47,327.34 (Rupees Six Crore Twenty One Lakh Forty Seven Thousand Three Hundred and Twenty Seven, paise Thirty Four only) is due from you jointly and severally as on 12.05.2023 under your Term Loan with account number 16407100000024,
- A sum of ₹2,16,53,338/- (Rupees Two Crore Sixteen Lakh Fifty Three Thousand Three Hundred and Thirty Eight only) is due from you jointly and severally as on 24.05.2023 under your Term Loan with account number 16407100000032 and

- d) A sum of ₹2,03,38,744.83 (Rupees Two Crore Three Lakh Thirty Eight Thousand Seven Hundred and Forty Four, paise Eighty Three only) is due from you jointly and severally as on 26.05.2023 under your Term Loan (Guarantee Emergency Credit Line) with account number 16406900000432.

availed from Branch Eraniel, together with interest and costs and other charges within 60 days from the date of the said notice.

Whereas the borrowers 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 security 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 **23-01-2024** by issuing notices to the borrowers/defaulters and public, and publication thereof in newspapers as contemplated under the said Act and Rules.

The undersigned, being the Authorized Officer of the Bank, hereby give notice to the borrowers and general public that the Bank has decided to sell the property described herein below on the **24th day of April 2025 (Thursday)** on "AS IS WHERE IS" "AS IS WHAT IS" and "WHATEVER THERE IS" basis under Rules 8 & 9 of the said Rules for realizing a total sum of ₹ **17,42,49,453.51 (Rupees Seventeen Crore Forty Two Lakhs Forty Nine Thousand Four Hundred and Fifty Three and Paise Fifty One only)** as on **24-04-2025 (Date of Sale)**. [Claim as per OA 23/2025 -Hon'ble DRT Madurai filed by the bank against you], together with further interest, costs and other charges till realization and thus the undersigned being the Authorized Officer of the Bank hereby invites from interested parties, the sealed tenders for purchasing the property subject to the terms and conditions mentioned hereunder.

Description of Mortgaged Immovable Property/ies

LOT-1

All the piece and parcel of the land measuring **49 Cents** together with building existing and/or to be constructed and all other improvements thereon and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth both present and future comprised in Re-Sy No. 127/5 (Old Sy No. 222A), of Therekalputhoo Village (previously Nagercoil Village), Agasteeswaram Taluk, Kanyakumari District, Tamil Nadu State within the registration Sub District of Kanyakumari Joint 1, bounded as per title deed on **East by:** Road (Resurvey No. 126), **West by:** Resurvey Nos. 127/4 & 127/6, **North by:** Resurvey No. 127/4 and **South by:** Resurvey No. 127/6. (Mortgaged by **1st** among you)

LOT-2

All the piece and parcel of the land measuring **10.661 Cents** together with building existing and/or to be constructed and all other improvements thereon and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth both present and future along with the right to use the pathway comprised in Re-Sy No. 122/4A1A (Old Sy No. 258A, 258B), of Therekalputhoo Village (previously Nagercoil Village), Agasteeswaram Taluk, Kanyakumari District, Tamil Nadu State within the registration Sub District of Kanyakumari Joint 1, bounded as per title deed on **East by:** Property of Perumal, **West by:** Plot No. 2 and 5, **North by:** 20 Feet wide Panchayath pathway and property of Perumal and **South by:** 20 Feet wide Panchayath pathway and property of Perumal. (Mortgaged by **2nd** among you)

All the piece and parcel of the land measuring **25.045 Cents** together with building existing and/or to be constructed and all other improvements thereon and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth both present and future along with the right to use the pathway comprised in Re-Sy No. 122/4A1A (Old Sy No. 258A, 258B), of Therekalputhoo Village (previously Nagercoil Village), Agasteeswaram Taluk, Kanyakumari District, Tamil Nadu State within the registration Sub District of Kanyakumari Joint 1, bounded as per title deed on

East by: Property of Pon Manju Usha, **West by:** Resurvey No. 122/4, **North by:** 20 Feet wide Panchayath pathway and **South by:** 20 Feet wide Panchayath pathway. (Mortgaged by **2nd** among you)

TERMS AND CONDITIONS

- 1) Auction sale/bidding would be only through "**ONLINE ELECTRONIC BIDDING**" process through the website <https://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 **above the RESERVE PRICE OF ₹ 12,50,00,000.00 (Rupees Twelve Crore Fifty Lakhs ONLY) for Property in LOT-1 and RESERVE PRICE OF ₹ 5,75,00,000.00 (Rupees Five Crore Seventy Five Lakhs ONLY) for Property in LOT-2**
- 3) The **Earnest Money Deposit (EMD) for the schedule property is ₹1,25,00,000.00 (Rupees One Crore Twenty Five Lakhs) for Property in LOT-1 and ₹ 57,50,000.00 (Rupees Fifty Seven Lakhs Fifty Thousand only) for Property in LOT-2**, which is refundable if the tender is not accepted.
- 4) **The EMD shall be submitted on or before 23/04/2025, latest by 05:00PM, (Wednesday)**. 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.
- 5) All payments shall be made by way of DD favouring The Federal Bank Ltd payable at Eraniel, Tamil Nadu **OR** by way of NEFT/RTGS to The Federal Bank Ltd, Eraniel Branch, Account No. 16400051030001, IFSC Code FDRL0001640.
- 6) **The auction will be conducted online between 11:00 AM and 01:00 PM on 24-04-2025, (Thursday)** with unlimited extension of 5 minutes each.
- 7) The auction would commence above the reserve price mentioned. Bidders shall improve their offers in multiples of **Rs.10,00,000.00(Rupees Ten Lakhs Only) for Lot -1 and Rs.5,00,000.00(Rupees Five Lakhs only) for Lot-2**.
- 8) The intending bidders shall hold a valid e-mail address and register their names at the portal and get their user id and password free of cost from M/s. C1 India Pvt Ltd whereupon they would be allowed to participate in the online e-auction. The prospective bidders may avail online training on e-auction from C1India Pvt Ltd - Shri. Prabakaran.M +91-7418281709 Email-id:tn@c1india.in, Prabakaran.malaichamy@c1india.com
- 9) The Federal Bank Limited / M/s.C1 India Pvt Ltd shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the cause.
- 10) 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. **Srinath.R**, Senior Manager and Branch Head, Br.Eraniel at +91-8606389162. Details of the auction sale, terms and conditions etc. are also available in our website, <https://www.federalbank.co.in/web/guest/tender-notice>.
- 11) The intending purchasers can inspect the properties between 04.00PM and 05.00PM on 9th of April 2025 in consultation with Br. Eraniel.
- 12) 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.

- 13) 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.
- 14) No encumbrance or charge in respect of the property has come to the notice of the Bank. 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.
- 15) The Authorised officer has the absolute right to accept or reject 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.
- 16) 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.
- 17) 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 / Ms.C1 India Pvt Ltd, the very next Bank working day may be considered for that event and related events including the date of auction/sale.
- 18) The property is put for sale subject to the provisions under the above Act / Rules and other prevailing laws.
Dated this the 07th March 2025 at Coimbatore.

For The Federal Bank Ltd.,

**Deputy Vice President – 1
(Authorized Officer under SARFAESI Act.)**