

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 23/04/2024 calling upon the borrower(s) and / or guarantor(s) and / or defaulters (1) Shri/Smt. Shameer P.S, S/o. Mohammad Salim, Puthen purayil House, Kumarapuram P.O, Haripad, Alapuzha - 690548, 2) Shri/Smt. Suneer P Salim, S/o. Mohammad Salim, Puthen Purayil House, Kumaramapuram P.O, Karthikapally, Haripad, Alapuzha - 690548, 3) Shri/Smt. Mohammad Salim, S/o. Abdul Rahman, Puthen purayil House, Kumarapuram.P.O, Poothappally North Muri, Haripad, Alapuzha - 690548, 4) Shri/Smt. Nadiya Shameer, W/o Shameer.P.S, Puthenpurayil House, Kumarapuram P.O, Poothappally North Muri, Haripad, Alapuzha District - 690548, 5) Shri/ Smt. Salija Suneer.P, W/o Suneer P Salim, Puthenpurayil House, Kumarapuram P.O, Karthikapally, Alapuzha - 690548 to pay the amount mentioned in the notice being ₹ 73,54,718.88 (Rupees Seventy three lakhs fifty four thousand seven hundred and eighteen and paise eighty eight only) due as on 05.04.2024 together with interest thereon @12.20% per annum with monthly rests along with 2 % overdue interest from 05/04/2024 till payment being the amount due under the Property Power Loan (A/c No. 17217600000534) availed of by them from our Br. Kallissery 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 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 01/08/2024 by issuing a notice to the borrower(s) / guarantor(s) / defaulters and general public and publication thereof in newspapers as contemplated under the said Act and Rules.

The undersigned hereby gives notice to the borrower(s) and / or guarantor(s) and / or defaulters and public that the Bank has decided to sell on 20/11/2024 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 dues of ₹ 74,71,236.88 (Rupees Seventy four lakhs seventy one thousand two hundred and thirty six and paise eighty eight only) due under Property Power Loan (A/c No .17217600000534) 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

- 1) All the piece and parcel of the land measuring 4.35 Ares and 1.15 Ares (Total 5.50 Ares) together with building and all other improvements thereon comprised in Re.sy. No.509/5/2/2-2 and 509/5/3 respectively (Old Sy. No.3505/5-6,3506/3 and 3508B/1-2 and 3508A/1-2 respectively (as per title deed), Block No.15 of Chingoli Village, Karthikappally Taluk, Alapuzha District, Kerala state bounded as per title deed on East by: PWD Road and property of Pradeep, West by: Property of Parameswaran, North by: Property of Parameswaran and South by: Property of Kurup
- 2) All the piece and parcel of the land measuring 4.90 Ares, 4.50 Ares and 0.40 Ares (Total 9.80 Ares) together with building and all other improvements thereon comprised in Re.Sy.No. 553/11/2, 553/11 and 553/12-1-3 respectively (Old Sy No. 3892), Block No. 15 of Chingoli Village, Karthikappally Taluk, Alapuzha District, Kerala State, bounded as per title deed on East by: Properties of Kudiyil and Rajendran, West by: Properties of Kudiyil and Bhargavan, North by: Property of Kudiyil and South by: Properties of Babu and NTPC

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 properties will be sold jointly for an amount above the reserve price as described below. The above properties will be sold together only.

Item No:1	Reserve price: ₹ 49,00,000/- (Rupees Forty nine lakhs only)
Item No:2	Reserve price: ₹ 76,50,000/- (Rupees Seventy six lakhs fifty thousand 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 favoring The Federal Bank Ltd. payable at Kallissery / RTGS Account No: 17212200000026 IFSC – FDRL0001721 Kallissery 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. EMD amount is mentioned below:

Item No:1	EMD Amount: ₹ 4,90,000/- (Rupees Four lakhs ninety thousand only)
Item No:2	EMD Amount: ₹ 7,65,000/- (Rupees Seven lakhs sixty five thousand only)

LCRD Mavelikkara Division

MVKLCRD/ NPA/ KLS- 4351/ / 2024-25

15/10/2024

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 05:00 PM on **19/11/2024**
5. The intending purchasers/their authorized representatives shall be present along with valid photo identity proof before the undersigned at his office on **20/11/2024** at 10.00 AM when the tenders will be opened.
6. After opening the tenders, the intending bidders may be given the opportunity at the discretion of the Authorised officer to have inter-se bidding among themselves to enhance the offer price.
7. The successful bidder shall deposit 25% of the bid amount / sale price (inclusive of the EMD) immediately on acceptance of his /her tender/ offer by the Bank and the balance 75% within 15 days or such further time as permitted by the Authorised officer in accordance with the law , failing which the entire deposit inclusive of EMD made by him/her/them 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 Kallissery or through RTGS (Account – Current Account General, Account No. 1721220000026, IFSC – FDRL 0001721, Kallissery Branch.
9. The successful bidder shall bear the entire charges / fees payable for conveyance such as stamp duty, Registration fee, Applicable TDS etc.
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. Society charges and the other encumbrances, if any should be cleared by the purchaser of the properties.
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 properties on any date under prior intimation to the undersigned. The intending purchasers who wish to inspect the property and / or know further details / conditions may contact the Branch Head, Kallissery Branch, Federal Bank, Phone No: +91-479-2427622

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15/10/2024

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 15th day of October 2024 at Mavelikkara.

For The Federal Bank Ltd.

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