



YOUR PERFECT BANKING PARTNER

LCRD Thodupuzha Division, KP Varkey's Mall, Rotary Junction,
Ambalam Bye Pass Road, Thodupuzha, Idukki-685 584, Phone: 04862229222
Email: tpzlcrcd@federalbank.co.in
Website: www.federalbank.co.in, CIN: L65191KL1931PLC000368

TPZLCRD/SAR 187/ 2024-25

15th January 2025

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).

To,

1) Mr. Shine Augustine, S/o Varkey Augustine, Parakkattel House, Muthalakodam, Thodupuzha-685 608

2) Mrs. Thressyamma Shine, W/o Shine Augustine, Parakkattel House, Muthalakodam, Thodupuzha -685 608

Whereas, the Authorized Officer of the Federal Bank Ltd. under the Act has issued a demand notice dated 25-02-2020 calling upon the borrowers named above to pay the amount mentioned in the notice being ₹ 52,84,816/- (Rupees Fifty Two Lakhs Eighty Four Thousand Eight Hundred and Sixteen Only) in CC & Rs.5,38,044/- (Rupees Five Lakhs Thirty Eight Thousand and Forty Four Only) as on 25-02-2020 in Term Loan together with interest and costs thereon being the amounts due under the aforesaid loans availed of by them from our Branch Thodupuzha, 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 10-09-2024 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 28 February 2025 the property described herein below on " AS IS WHERE IS BASIS " under Rules 8 & 9 of the said Rules for realizing the total dues of **Rs. 1,30,39,749/- (Rupees One Crore Thirty Lakhs Thirty Nine Thousand Seven Hundred and Forty Nine Only)** is due from you as on 28-02-2025 inclusive of debts due, interest costs and other charges under the loan account Nos.11215500058657 & 11216900009316 in the name of you with future interest from 28-02-2025 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.

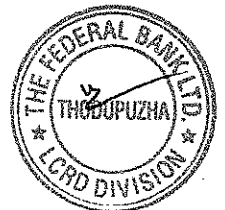


Description of the mortgaged properties/secured assets

All the piece and parcel of the landed property measuring 4.20 Ares with building bearing No.613 A in Ward No.10 of Thodupuzha Municipality comprised in Sy No.84/1A of Thodupuzha Village, Thodupuzha Taluk, Idukki District and bounded on East by Pathway and Property of Parackal, West by Property of Pallikunnel, North by Property of Thottupurath and South by property of Chandy.

Terms and Conditions

- a. The reserve price below which the property will not be sold is **Rs. 60,00,000/- (Rupees Sixty Lakhs Only)**
- b. The intending purchasers shall submit to the undersigned their sealed tender clearly quoting the price along with a Demand Draft favoring The Federal Bank Ltd. payable at Thodupuzha or Fund Transfer/RTGS/NEFT to the Account No- 11212200000014, Account Name-Current Account General, IFSC Code-FDRL0001121, Branch-The Federal Bank Ltd, Thodupuzha for EMD (10% of the reserve price) Rs.6,00,000/- (Rupees Six Lakhs Only), which is refundable if the tender is not accepted.
- c. Tenders which are not duly sealed and are not accompanied by Demand Draft/ Fund Transfer/RTGS/NEFT as detailed in terms & conditions (b) as afore stated will be summarily rejected.
- d. The sealed covers containing tender shall reach the undersigned at his address The Federal Bank Ltd, LCRD/Thodupuzha Division, 1st Floor, K.P. Varkey's Mall, Rotary Junction, Ambalam Bye pass Road, Thodupuzha, Idukki District, Kerala, PIN: 685584 before 5.00 P.M. on 27th February 2025.
- e. The intended purchasers shall be present before the undersigned at his office as per clause (d) above on 28-02-2025 at 11.00AM, when the tenders will be opened.
- f. After opening the tender, the intending bidders may be given an opportunity at the discretion of the authorized officer to have inter-se bidding among themselves to enhance the price.
- g. The successful bidder/s 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. The Authorised officer reserves his discretion to modify the terms of payment.
- h. All payments shall be made by way of a Demand Draft drawn in favor of The Federal Bank Ltd. payable at Thodupuzha/Fund Transfer/RTGS/NEFT as mentioned in clause (b) above.
- i. The successful bidder/s shall bear the entire charges / fees payable for conveyance such as stamp duty, Registration fee etc. applicable as per Law.
- j. No encumbrance in respect of the property prior to our mortgage 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.
- k. The tenders offering price below the Reserve Price mentioned above will be rejected.



- l. 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.
- m. The intending purchasers can inspect the property on 20th February 2025 between 10.00 AM and 5.00 PM. The intending purchasers who wish to inspect the property and/or know further details / conditions/, may contact the Authorised Officer at his above address.
- n. The buyer should satisfy himself/herself/itself as to the title, ownership, statutory approvals, extent etc of the property, before participation in the auction.
- o. If any of the dates mentioned above happens to be a holiday, the very next working day will be considered for that event and related events.

Dated this the 15th day of January 2025 at Thodupuzha

For The Federal Bank Ltd.
For The Federal Bank Limited

Unnikrishnan.S

AVP & Branch Head (Authorized Officer under SARFAESI Act)
LCKD-Thodupuzha Division



