

TVMLCRD/KMR/NPA-2163/2024-25

28.01.2025

(REGD 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 **18/07/2019** calling upon the borrowers **(1)** Sri. Naushad A, S/o Aliyarukunju, residing at NF Rose Villa, Channarukonam, Njarayilkonam PO, Madavoor, Trivandrum -695602 **(2)** Smt. Sheena, W/o Noushad A, residing at NF Rose Villa, Channarukonam, Njarayilkonam PO, Madavoor, Trivandrum-695602 to repay the amount mentioned in the notice being ₹ **35,83,304/-** (Rupees Thirty Five Lakhs Eighty Three Thousand Three Hundred Four Only) [(a) ₹25,94,049.00 due from CC limit 11235500003388 (b) ₹ 9,89,255.00 due from OD Diminishing DP A/c 11235600002405] together with interest and costs thereon 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 **18/10/2019** by issuing a notice to the borrowers/defaulters and general public and publication thereof in newspapers as contemplated under the said Act and Rules. Thereafter actual possession was taken/affected on 18/03/2022 in compliance of the order of Hon'ble Chief Judicial Magistrate Court, Thiruvananthapuram in MC 106/2020 and the property is now in possession with the branch.

The undersigned hereby give notice to the borrower(s) and/or guarantor(s) and / or defaulters and general public that Bank has decided to sell on **03/03/2025** the properties described herein below on "AS IS WHERE IS BASIS" AS IS WHAT IS BASIS" AND "AS IS WHATEVER BASIS" under Rules 8&9 of said Rules for realizing total dues of ₹ **80,80,087.70** (Rupees Eighty Lakhs Eighty Thousand Eighty Seven and paise Seventy only as per claim in OA No: 659/2024 filed before Hon'ble DRT Ernakulam) [(a) ₹ **60,98,789.97** in CC Limit A/c 11235500003388 (b) ₹ **19,81,297.73** in OD diminishing DP A/c 11235600002405 as on 27.01.2025 till realization and further expenses, costs and thus the undersigned hereby invites from interested parties the sealed tenders for purchasing the below 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.

Sl No.	Security Property Details	Reserve price below which property will not be sold
1.	<p>All that piece and parcel of landed property measuring 10.93 Ares (27 cents) together with residential building No NP IX/182 and all other improvements thereon comprised in Re-Sy. No.129/5-A) of Kudavoor Village, Varkala Taluk, Thiruvananthapuram District, Kerala State, within the sub registration district of Navaikulam bounded on East by Property of Shahul Hameed, South by Road ,West by Purayidam, and North by Property of Abida. (Boundaries as per title deed).</p> <p>As per location sketch- East by Road, South by Property of Rafeeqe, West by Property of Abdul Rahman, North by property of Asharaf</p>	<p>₹ 74,00,000.00 (Rupees Seventy Four Lakhs only)</p>

Terms and Conditions

- a) The properties 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 properties in Lot No: 1 will not be sold is ₹ 74,00,000.00 (Rupees Seventy Four Lakhs only)
- c) The EMD shall be remitted through NEFT/RTGS to The Federal Bank Ltd, to the Account No. 21462200000013, IFSC CODE: FDRL0002146, or 10362200000018, IFSC: FDRL0001036 or by way of Demand Draft (DD) favoring ‘Authorised 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 an amount of ₹ 7,40,000/- being earnest money equivalent to 10 % of the Reserve Price of the properties 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 03.30 PM on 01.03.2025. The auction will be conducted between 10.00 AM to 11.00 AM on 03.03.2025.
- h) The intending purchasers shall be present before LCRD/Thiruvananthapuram Division, 4th Floor, Federal Towers, M G Road, Thiruvananthapuram – 695001 (Ph: 0471 2322229, 2780625) on 03.03.2025 at 10.00 AM when the tenders will be opened. 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, interse bidding among themselves to enhance the price.
- j) The successful bidder shall deposit 25% of the bid amount / sale price inclusive of the EMD (Earnest Money Deposit) 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.
- k) 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.
- 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 15 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 failing which the entire deposit made by him shall be forfeited without any notice and the property concerned will be re-sold.
- w) The intending purchasers can inspect the property between 10.00 AM and 05.00 PM on 01.03.2025. 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 28th day of January 2025

For The Federal Bank Limited

Assistant Vice President & Division Head
(Authorized Officer under SARFAESI Act)