

## LCRD – COIMBATORE DIVISION



CBELCRD/US/CBE/Aware Auto – SALE(April)/ /2025

21 April 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) r/w SECURITY INTEREST (ENFORCEMENT) RULES, 2002 (hereinafter referred to as Rules).**

Ref: Sale Intimation dated 05<sup>th</sup> March 2025

Whereas

The Federal Bank Ltd (hereinafter referred to as 'the Bank') through its Authorized Officer under the Act issued a Demand Notices dated **30.10.2024** calling upon the borrower(s) and / or guarantor(s) namely,

- 1) M/s Aware Automation Ind Private limited,
  - a) 1/55-49A, Annanagar, NPS Nagar, Neelampur, Coimbatore, Tamil Nadu- 641062,
  - b) 166, Bashyakarulu Road East, R. S Puram, Coimbatore, Tamil Nadu- 641002,
- 2) Shri/Smt. Manonmani Appu Sivamani, W/o Appusivamani, 32A, OM Ganesh Nagar, Vadavalli, Coimbatore, Tamil Nadu- 641041,
- 3) Shri/Smt. Shakti Appu Sivamani, S/o Appusivamani, 32A, OM Ganesh Nagar, Vadavalli, Coimbatore, Tamil Nadu- 641041,
- 4) Shri/Smt. Elangovan Kanthasamy, S/o Kanthasamy, 448 D, Vadakku Veethi Anna Nagar, Palladam, Tirupur, Tamil Nadu- 641664.

to repay the amount mentioned in the notice being ₹3,26,06,273.26 (Rupees Three Crore Twenty Six Lakh Six Thousand Two Hundred and Seventy Three, paise Twenty Six only) is due from you jointly and severally as on 30.09.2024 under your Cash Credit limit maintained with Coimbatore branch of the Bank., 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 **21.02.2025** 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 **30<sup>th</sup> day of May, 2025 (Friday)** 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 **Rs. 3,51,27,864.75 (Rupees Three Crore Fifty One lakhs Twenty Seven Thousand Eight Hundred and Sixty Four and paise Seventy Five) as on 30.05.2025 in the Cash Credit account (a/c no 10925500008202)** 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 THE PROPERTY

All the piece and parcel of the land measuring **0.64.65 Hectare** in this common half share western side **0.32.25 Hectare or 0.80 Acres** of land with all easementary and appurtenance right and mamool pathway rights and all other improvements thereon comprised in S. F. No. 234/1B1 whose present sub division number 234/1B1A (Patta No. 1620), Kalanchipatti Village, Palani Registration District, Ottanachathiram Sub Registration District, Tamil Nadu State, bounded on **East by:** The property belonged to Rangasamy and the property is situated I S. F No. 234/1B1B to an extent of 0.32.25 Hectare, **West by:** South North Cart Track, **North by:** The property belonged to Thirumalaisamy and **South by:** East West National Highways.

## TERMS AND CONDITIONS

- 1) Auction sale/bidding would be only through "**ONLINE ELECTRONIC BIDDING**" process through the website <https://bankeauctions.com/> of M/s. C1 India Pvt.Ltd.
- 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 Rs.3,60,00,000/- (RUPEES THREE CRORE SIXTY LAKHS ONLY)**.
- 3) The **Earnest Money Deposit (EMD) for the schedule property is Rs.36,00,000/-** (Rupees Thirty Six lakhs only), which is refundable if the tender is not accepted.
- 4) **The EMD shall be submitted on or before 29/05/2025, latest by 05:00PM, (Thursday)**. 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 Coimbatore, Tamil Nadu **OR** by way of NEFT/RTGS to The Federal Bank Ltd, Coimbatore Branch, Account No. 10920051030001, IFSC Code FDRL0001092.
- 6) **The auction will be conducted online between 11:00 AM and 01:00 PM on 30/05/2025, (Friday)** 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.5,00,000/- (Rupees Five Lakh Only).
- 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.com, 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. **LOGANATHAN M**, Branch Head, Br. Coimbatore at +91- 90-47-422-611. 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 12<sup>th</sup> of May 2025 in consultation with Br. Coimbatore.
- 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/nature and characteristics 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 / M/s.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 21<sup>st</sup> day of April 2025 at Coimbatore.

**For The Federal Bank Ltd.,**

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