

KTMB/VV/SEPF/1937/2022

12<sup>th</sup> September, 2023

**Registered Speed Post with 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 **31/08/2021** calling upon the borrowers

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| 1) Mr. Prasanth P. Kumar, S/o Prasannakumar, Prasanth Bhavan, Ammakandakara, Adoor P.O., Pathanamthitta Dist., Kerala, PIN- 691523   |
| 2) Mrs. Parvathi M. Menon, W/o Prasanth P. Kumar, Sarayu, 3/16 Akkatu Lane, Thottakkattukara P.O., Ernakulam Dist., Kerala, PIN- 683108<br>Represented by Power of Attorney holder Mr. Prasanth P. Kumar, S/o Prasannakumar, Prasanth Bhavan, Ammakandakara, Adoor P.O., Pathanamthitta Dist., Kerala, PIN- 691523 |

to pay the amount mentioned in the notice being **Rs. 80,85,632/- (Rupees Eighty lakhs Eighty five thousand Six hundred and Thirtytwo only)** as shown below plus cost and other expenses and further interest as described below, from 01/09/2021 till date of payment being the amount due under the loans availed of by them from our **Br. Parakode** within 60 days from the date of receipt of the said notice.

Account Number	Dues as on 31/08/2021	Rate of Interest
11367300002904	Rs. 77,87,285/-	10.05% (inclusive of 2% Penal Interest)
11367300003100	Rs. 2,98,347/-	9.95% (inclusive of 2% Penal interest)
<b>TOTAL</b>	<b>Rs. 80,85,632/-</b>	

Whereas the borrower(s) / coobligant(s) / guarantors (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 **29.12.2021** by issuing a notice to the borrowers/defaulters and general public and publication thereof in news papers 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<sup>th</sup> September, 2023**, the property described herein below on " AS IS WHERE IS BASIS " under Rules 8 & 9 of the said Rules for realizing the dues of **Rs.98,45,641/- (Rupees Ninety Eight Lakhs Forty Five Thousand Six Hundred and Forty One Only)** as on **28-09-2023** as described below

Account Number	Dues as on 28/09/2023
11367300002904	Rs. 94,75,392/-
11367300003100	Rs. 3,70,249/-
<b>TOTAL</b>	<b>Rs. 98,45,641/-</b>

with future interest from 29-09-2023 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 IMMOVABLE PROPERTY**

Flat No. 6B admeasuring 1645 Sq. Ft. in 8<sup>th</sup> floor of the building known as Cordon Sreevalsam in 0.32 ares of undivided share out of 20.90 ares of land in Re. Sy. No.58 Re Sy Block No.23 along with all other improvements thereon in Sasthamangalam village, Thiruvananthapuram Taluk, Thiruvananthapuram District, Kerala State bounded on (as per title deed) East by Property of Padma Kumari, South by Property of Murali, West by PWD Road and North by Property of P.K. Ramachandran Nair.

### **Terms and Conditions**

- a. The reserve price below which the property will not be sold is **Rs.78,00,000/- (Rupees Seventy Eight lakhs only)**
- b. The intending purchasers shall submit /send to the undersigned their tender quoting the price offered by them in a sealed cover along with a Demand Draft favoring The Federal Bank Ltd. payable at Kottayam for **Rs.7,80,000/- (Rupees Seven lakhs Eighty thousand only)** being earnest money equivalent to 10 % of the Reserve Price of the property concerned, which is refundable if the tender is not accepted.
- c. Tenders which are not duly sealed and are not accompanied by Demand Draft as afore stated will be summarily rejected.
- d. The sealed covers containing tender shall reach the undersigned before **4.30 PM. on 26<sup>th</sup> September, 2023.**
- e. The intending purchasers shall be present before the undersigned at his office on **28<sup>th</sup> September, 2023 at 11.00AM** when the tenders will be opened.
- f. After opening the tender, the intending bidders may be given opportunity at the discretion of the authorized officer to have, inter se bidding among themselves to enhance the price.
- g. The successful bidder 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 authorized officer reserves his right to modify the terms of payment
- h. All payments shall be made by way of Demand Draft drawn in favor of The Federal Bank Ltd. payable at Kottayam.
- i. The successful bidder shall bear the entire charges / fees payable for conveyance such as stamp duty, TDS, Registration fee etc. as applicable as per Law.
- j. No encumbrance in respect of the property prior to the 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 properties between **10 AM and 3.00 PM on 25<sup>th</sup> September, 2023.**
- n. The intending purchasers who wish to know further details / conditions may contact the Authorised Officer at his above address or visit Bank's official website i.e. **<https://www.federalbank.co.in/web/guest/tender-notices>**
- o. The buyer should satisfy himself/herself/itself as to the title, ownership, statutory approvals, extend etc of the property, before participation in the auction.
- p. If any of the dates mentioned above happens to be a Bank holiday, the very next Bank working day will be considered for that particular event and related events.
- q. In case of inter se bidding, the minimum bid multiplier amount is fixed as Rs.50,000/-

Kottayam

**For The Federal Bank Ltd.**

**( Authorised Officer under SARFAESI Act).**