

**LOAN COLLECTION & RECOVERY DIVISION
ERNAKULAM**

EKMLCRD/PNK/SAR 3621/NPR/ SALE NOTICE/ /2025
25.03.2025
SPEED 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).

Whereas

The Federal Bank Ltd (hereinafter referred to as 'the Bank') through its Authorised Officer under the Act issued a Demand Notice dated **30.09.2021**, calling upon the borrowers namely, 1.Mr. **Jalal KM**, S/o Mohammed, Kannanchakkaseril House,Pattanam, Vadakkekara, North Paravur, Ernakulam- 683522, 2. Mrs. **Suhara Jalal**,W/o Jalal KM, Kannanchakkaseril House,Pattanam, Vadakkekara, North Paravur, Ernakulam- 683522, 3. Mr. **Anas** Kannanchakkaseril Jalal, S/o Jalal KM, Kannanchakkaseril House, Pattanam,Vadakkekara, North Paravur, Ernakulam- 683522, 4. Mr.**Aslam** KJ, S/o Jalal KM, Kannanchakkaseril House,Pattanam, Vadakkekara, North Paravur, Ernakulam- 683522, 5. Mrs.**Minsa** K J, W/o Naji, Field View, Opposite Bishop's house, Changanassery, Kottayam (represented by Power of Attorney Holder Jalal KM) to repay the amount mentioned in the notice being **Rs.4,68,77,554/-** (Rupees Four Crore Sixty Eight Lakh Seventy Seven Thousand Five Hundred Fifty Four Only) being the amount due under various loan availed from **North Paravur** 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 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 **20.01.2022** 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 Authorised Officer of the Bank hereby give notice to the borrowers and general public that the Bank has decided to sell the properties described herein below on the **16.04.2025** on "AS IS WHERE IS" "AS IS WHAT IS" and "WHATEVER THERE IS" basis under Rules 8 & 9 of the said Rules for realising the sum of **₹ 7,76,03,388.67** (Rupees Seven Crore Seventy Six Lakh Three Thousand Three Hundred Eighty Eight Paise Sixty Seven Only) as on **25.03.2025** [Dues as per OA no 593/23 before Hon'ble DRT, Ernakulam 1] made up of (a) ₹ 4,46,65,374.59 (Rupees Four Crore Forty Six Lakh Sixty Five Thousand Three Hundred Seventy Four Paise Fifty Nine Only) under the TL (b) ₹ 2,92,21,910.63 (Rupees Two Crore Ninety Two Lakh Twenty One Thousand Nine Hundred Ten Paise Sixty Three Only) under CC loan and (c) ₹ 37,16,103.45 (Rupees Thirty Seven Lakh Sixteen Thousand One Hundred Three Paise Forty Five Only) under Agri mobile Loan together with further interest, cost 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.

The Federal Bank Limited | Loan Collection & Recovery Division

Federal Towers | Marine Drive, Ernakulam | Kerala, India | PIN 682031 | Email:ekmlcrd@federalbank.co.in

Tel 0484- 2385538, 2201157 | CIN: L65191KL1931PLC000368 | website: www.federalbank.co.in

DESCRIPTION OF THE IMMOVABLE PROPERTY

LOT 1

All that piece and parcel of the land admeasuring **6.93 Ares**, in Survey No. 218/2 and all improvements thereon of Vadakkekkara Village, Paravur Taluk, Ernakulam District, Kerala State and bounded (as per Revenue Records) on the East by Pathway and property of Shaji, South by Property of Saleem, West by Property of Noushad, and on the North by Panchayath Road.

LOT 2

All that piece and parcel of the land admeasuring **8.96 Ares** in Survey No. 218/2 and all improvements thereon of Vadakkekkara Village, Paravur Taluk, Ernakulam District, Kerala State and bounded (as per Revenue Records) on the East by Balance property, South by Thodu, West by Thodu & panchayath road and North by Panchayath Road.

LOT 3

- a. All that piece and parcel of the land admeasuring **11.93 Ares** comprised of (a) 11.61 Ares in Sy No.218/4 and (b) 0.32 Ares in Sy No.217/12-5, and all improvements thereon of Vadakkekkara Village, Paravur Taluk, Ernakulam District, Kerala State and bounded (as per title deed) on the East by Purmbokku Thodu, South by remaining Property of Krishnayyan and Property of Bose, West by Kumbalathukattu Parambu and on the North by Property of Aslam.
- b. All that piece and parcel of the land admeasuring **13.48 Ares** comprised of (a) 3.75 Ares in sy No.218/2, (b) 7.54 Ares in sy No.218/3 and (c) 2.19 Ares in sy No.218/4 and all improvements thereon of Vadakkekkara Village, Paravur Taluk, Ernakulam District, Kerala State and bounded (as per title deed) on the East by Balance Property & Property of Misna, South by 20 links width way, West by Property of Kumbalathukattu and on the North by Property of Suhara.
- c. All that piece and parcel of the land admeasuring **9.98 Ares** comprised of (a) 9.75 Ares in Sy No.218/4, and (b) 0.23 Ares in Sy No.217/12-5 and all improvements thereon of Vadakkekkara Village, Paravur Taluk, Ernakulam District, Kerala State and bounded (as per title deed) on the East by Puramboke Thodu, South by Remaining Property of Krishnayyan, West by Property of Kumbalathukad and on the North by Property of Adbullakutty.
- d. All that piece and parcel of the land admeasuring **5.85 Ares** in Sy No.218/3 and all improvements thereon of Vadakkekkara Village, Paravur Taluk, Ernakulam District, Kerala State and bounded (as per title deed) on the East by Panchayath Road, South by Panchayath Road, West by Property of Krishnayyan and on the North by Property of Krishnayyan, Bose & Alli.

Terms and Conditions

LOT No	Reserve Price	EMD
1	25,00,000.00	2,50,000.00
2	33,00,000.00	3,30,000.00
3(a,b,c&d)	1,61,00,000.00	16,10,000.00

- 1) The properties described above will be sold as three separate lots on "AS IS WHERE IS" "AS IS WHAT IS" and "WHATEVER THERE IS" basis and the properties will be sold for an amount above the Reserve price. The tenders offering price below the reserve price will be rejected. Reserve price of **Lot 1** :

The Federal Bank Limited / Loan Collection & Recovery Division

Federal Towers / Marine Drive, Ernakulam / Kerala, India / PIN 682031 / Email:ekmlcrd@federalbank.co.in

Tel 0484- 2385538, 2201157 / CIN: L65191KL1931PLC000368 / website: www.federalbank.co.in

- ₹ 25,00,000.00(Rupees Twenty Five Lakh Only) , **Lot 2:** ₹ 33,00,000.00(Rupees Thirty Three Lakh Only) and **Lot 3:** ₹ 1,61,00,000.00 (Rupees One Crore Sixty One Lakh Only) respectively .
- 2) Interesting parties may bid for a single lot or multiple lots by remitting respective EMDs and submitting separate bids for each lot
 - 3) The intending purchasers shall submit /send to the undersigned their tender specify the LOT numbers quoting the price offered by them *(the amount quoted shall be not below the reserve price fixed)* in sealed cover along with a Demand Draft/RTGS favoring The Federal Bank Ltd. payable at Ernakulam .Being earnest money deposit (EMD) equivalent to 10% of the Reserve Price of the properties as mentioned above, which is refundable if the tender is not accepted. The Demand Draft for EMD shall be sent/ handed over to the undersigned separately along with the envelope containing the tender under acknowledgement.
 - 4) Tenders which are not duly sealed and are not accompanied by Demand Draft/ RTGS Reference number as afore stated will be summarily rejected.
 - 5) The sealed covers containing tender / RTGS shall reach the undersigned latest by **5 PM on 15.04.2025.**
 - 6) The intending purchasers / their authorized representatives shall be present along with valid photo identity proof before the undersigned at his office on **16.04.2025 at 11 AM (scheduled time for LOT1 till 12PM, LOT2 till 1PM and LOT3 till 2PM) when the tenders will be opened.** In case where the tenders are submitted by an incorporated company/Partnership firm/Trust, the person representing such company Partnership firm/Trust shall produce true copy of resolution/authorization from the Company/Partnership firm/Trust.
 - 7) After opening tenders, the intending bidders may be given opportunities at the discretion of the Authorized Officer to have, inter-se bidding among themselves to enhance the offer price with the incremental value of Rs5000/- for LOT1, Rs.5000/- for LOT2 and Rs.10000/- for LOT3.
 - 8) The Immovable property mentioned above can be sold through private treaty also subject to the provisions under the SARFAESI Act and other prevailing laws
 - 9) 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 made by him / her / them shall be forfeited without any notice and the property concerned will be re-sold.
 - 10) All payments shall be made in the form of DD drawn in favour of The Federal Bank Ltd. payable at Ernakulam or by way of RTGS to **The Federal Bank Ltd, Br. LCRD Ernakulam Division, Bank Account No. 14350051030003, IFSC: FDRL0001435.**
 - 11) The successful bidder shall bear the entire charges / fees payable for conveyance such as stamp duty, registration fee etc. as applicable as per law.
 - 12) 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.

- 13) The Authorised 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 Authorised Officer/Bank shall be final.
- 14) The intending purchasers can inspect the properties between 02.00PM and 04.00PM on any working days till 15.04.2025.
- 15) The intending purchasers who wish to inspect the property and / or know further details / conditions may contact the undersigned in the below address and / or LCRD Ernakulam Division of the Federal Bank Ltd. At **9995013127** or at ekmlcrd@federalbank.co.in. Details of the auction sale, terms and conditions etc. are also available in Bank's website, <https://www.federalbank.co.in/web/guest/tender-notices>.
- 16) The buyer should satisfy himself/ herself / itself as to the title, extent, ownership, statutory approval 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, the very next Bank working day will 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.

This sale notice issued as per Rule 9 of Security Interest (Enforcement) Rules, 2002

Dated this the 25th day of March, 2025 at Ernakulam.

For The Federal Bank Ltd.,

(Authorized Officer under SARFAESI Act)

Cc to Branch: North Paravur