

E-AUCTION SALE NOTICE

e- AUCTION 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 21/10/2024 calling upon the borrower(s) and / or guarantor (s) and / or defaulters

- 1) M/s Kandan Traders, a partnership firm,
 - (a) No. 23, Pillayar koil Street, Red Hills, Chennai, Tamil Nadu – 641606,
 - (b) No. 12 Rajaji Street, Red Hills, Chennai, Tamil Nadu – 600052,
- 2) Shri. Kandan C, S/o Chandrasekharan A N,
 - (a) A block, 14th Floor, No 1408, Hazel apartments, Poonamalle Avadi High Road, Near Kendriya Vihar, Chennai, Avadi, Tiruvallur, Tamil Nadu - 600071,
 - (b) 12, Rajaji Salai Red Hills, Naravarikuppam, Tiruvallur, Tamil Nadu – 600052,
- 3) Shri. Chandrasekharan A N @ Natesa Chettiar Chandrasekar, S/o A Natesa Chettiar(since deceased and represented by his legal heirs)
 - (a) Shri.Dilip Kumar, S/o Chandrasekharan A N, Yamini Thirumana Mandapam, GNT Road, Arambakkam, Thiruvallur District, Tamil Nadu-601201 and having alternate address at No.56/1,10th Main Road, Shanthi Colony, Anna Nagar-600040
 - (b) Shri. Kandan C, S/o Chandrasekharan A N, A block, 14th Floor, No 1408, Hazel apartments, Poonamalle Avadi High Road, Near Kendriya Vihar, Chennai, Avadi, Tiruvallur, Tamil Nadu – 600071 and having alternate address at 12, Rajaji Salai Red Hills, Naravarikuppam, Tiruvallur, Tamil Nadu – 600052.
 - (c) Smt. Jayanthi, D/o Chandrasekharan A N, 69/30, Ragavan Street, Sembiam, Perambur, Chennai, PIN-600011and having alternate address at Sullur, Opp. GNT Road Sullurupeta, Sullurpeta, Nellore, Andhra Pradesh – 524121
 - (d) Smt. Jayanthi, D/o Chandrasekharan A N, C/o Dilip Kumar Yamini Thirumana Mandapam, GNT Road, Arambakkam, Thiruvallur District, Tamil Nadu-601201 and having alternate address at No.56/1,10th Main Road, Shanthi Colony, Anna Nagar-600040
 - (e) Smt. Jayanthi, D/o Chandrasekharan A N, C/o Kandan C, 12, Rajaji Salai Red Hills, Naravarikuppam, Tiruvallur, Tamil Nadu – 600052 and having alternate address at A block, 14th Floor, No 1408, Hazel apartments, Poonamalle Avadi High road, Near Kendriya Vihar, Chennai, Avadi, Tiruvallur, Tamil Nadu – 600071
- 4) Smt. Lakshmi, W/o Kandan C,
 - (a) A block, 14th Floor, No 1408, Hazel apartments, Poonamalle Avadi High road, Near Kendriya Vihar, Chennai, Avadi, Tiruvallur, Tamil Nadu – 600071,
 - (b) 12, Rajaji Salai Red Hills, Naravarikuppam, Tiruvallur, Tamil Nadu – 600052,
 - (c) No. 2029, Flat no. 4B, 13th Main Road, anna Nagar West, Chennai, Tamil Nadu – 600040.

to repay the amount mentioned in the notice being a total sum of ₹11,72,66,178.07 (Rupees Eleven Crore Seventy Two Lakh Sixty Six Thousand One Hundred Seventy Eight and paise Seven Only) consisting of Rs. 10,52,26,154.07 under the Cash Credit Loan No. 12335500004565 , Rs. 1,01,52,961 under GECL Loan No. 23176900000283 , Rs. 6,29,268/- under CV/CE/CTG Loan No. 23176900000291, Rs. 6,29,350/- under CV/CE/CTG Loan No. 23176900000309 and Rs. 6,28,445/- under CV/CE/CTG Loan No. 23176900000317 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 03-02-2025 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 **31st May 2025** the property described herein below on " As is where is", "As is what is" and "Whatever there is " under Rules 8 & 9 of the said Rules for realizing the dues totaling to a sum of ₹12,46,68,632.41 (Rupees Twelve Crore Forty Six Lakh Seventy Nine Thousand Six Hundred Ninety One and paise Seven Only) consisting of Rs. 11,36,88,865.41 under the Cash Credit Loan No. 12335500004565, Rs. 1,09,79,767/- under GECL Loan No. 23176900000283 and interest thereon from 01-06-2025 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 PROPERTY

Item-I	Reserve Price	EMD Amount
All the piece and parcel of the land admeasuring to a total extent of 11050 Sq. Ft. (1026 Sq. Mt.) together with all building and structures thereon and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth both present and future comprised in Old.Sy No. 667, New Sy. no. 667/part, T.S No. 15, Block no. 25, Ward C situated at 200 Feet inner ring road in Madhavaram Village, Madhavaram Taluk, formerly Thiruvallur District, presently Chennai District within the limits of Greater Chennai Corporation, Tamil Nadu state within Sub Registration District of Madhavaram and Registration District of North Chennai, bounded as per title deed on East by: Land comprised in T.S no. 14, West by: 200 Ft. Inner ring road, North by: Land comprised in T.S no. 1,2,3,4/1,5/1,6, South by: Land comprised in T.S no. 17 and 19 and presently bounded on East by: Vacant land, West by: 200 Feet inner ring road (service road), North by: Vacant land, South by: Existing building.	Rs.7,17,86,000/-	Rs.71,78,600/-
Item-II	Reserve Price	EMD Amount
All the piece and parcel of the land admeasuring 1463 Sq. Ft. (715+748 Sq. Ft.) together with all building and structures thereon and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth both present and future comprised in Old Sy. no. 84/2, S.No. 117/25, ward 13 of Abdul Marakayar Street, Naravarikuppam Village, Ambattur Taluk, Thiruvallur District, Tamil Nadu State, within the registration District of Thiruvallur and Registration Sub District of Redhills, 715 Sq. Ft. bounded on East: Sirthumraseem Sahib House, West: Joseph Jayaprakash Plot, North: Abdul Marakayar Street and South: Balance land belonging to Prabakhar. 748 Sq. Ft. bounded on East: Sirthumraseem Sahib House, West: Joseph Jayaprakash Plot, North: Land belonging to Kandan and South: Abdul Marakayarstreet. Presently and commonly bounded on East: Existing building, West: Existing building, North: Abdul Maraikkair Street and South: Abdul Maraikkair Lane.	Rs. 83,44,000/-	Rs.8,34,400/-
Item-III	Reserve Price	EMD Amount
All the piece and parcel of the land admeasuring 687 Sq. Ft together with all building and structures thereon and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth both present and future comprised in Sy no. 97B/3C in Rajaji Street of Naravarikuppam Village, Ambattur Taluk, Thiruvallur District, Tamil Nadu State, , within the registration District of Thiruvallur and Registration Sub District of Redhills, bounded on East by: Land sold to Sharmila, West by: Vacant land, North by: Rajaji Street, South by: Vacant land and presently bounded on East by: Existing building, West by: Existing building, North by: Cement Road (Rajaji Street), South by: Land and Building.	Rs.28,60,000/-	Rs.2,86,000/-
Item-IV	Reserve Price	EMD Amount
All the piece and parcel of Flat bearing no. 4B on the Fourth Floor having built area 1279 Sq. Ft. (inclusive of share in common area) in the building known as “ANBAHAM” as per CMDA planning permission no. 108/12, together with all building and structures thereon and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth both present and future, situated at House plot no. 2029, Block - H, 13 th Main Road, Anna Nagar	Rs. 2,21,43,000/-	Rs.22,14,300/-

West, Chennai - 600040, together with a 774 Sq. Ft. Undivided share out of 2 Grounds and 675 Sq. Ft. of land (5475 Sq. Ft.), bearing plot no. 2029, comprised in R.S nos. 223 part and 224 part of Koyambedu Village, presently Thirumangalam Village, Amanjikarai Taluk, within Registration District of Chennai Central and Sub Registration District of Anna Nagar, Tamil Nadu State, land bounded as per sale deed on the East by: Part of Plot nos. 2028 and 2027, on the West by: 48 Feet Road (13 th Main Road), on the North by: 60 Feet Road (15 th Main Road), on the South by: Plot no. 2030 and Flat bounded on East by: Flat no. 4A, West by: Set back area and 13 th Main Road, North by: Set back area and 15 th Main Road, South by: Set back area and existing building.		
---	--	--

Terms and Conditions

- Auction sale/bidding would be only through "ONLINE ELECTRONIC BIDDING" process through the website <https://federalbank.auctiontiger.net> of M/s. E-Procurement Technologies Ltd.
- 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.
- The Earnest Money Deposit (EMD) which is equivalent to 10% of the Reserve Price of the property concerned is Rs. 71,78,600/- for the property mentioned in item I ,Rs. 8,34,400/- for the property mentioned in item II, Rs. 2,86,000/- for the property mentioned in item III & Rs.22,14,300/- for the pro which is refundable if the tender is not accepted.
- The EMD shall be submitted on or before 30-05-2025, latest by 05:00 PM. 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. Separate bids shall be submitted for each item.
- All payments shall be made by way of Demand Draft drawn in favor of The Federal Bank Ltd. payable at Chennai or by RTGS/NEFT (A/c No. 14082200000026, IFSC: FDRL0001408).
- The auction will be conducted online between 11:00 AM and 12:00 PM on 31-05-2025, with unlimited extension of 5 minutes each.
- The auction would commence above the reserve price mentioned. Bidders shall improve their offers in multiples of Rs.10,000/- (Rupees Ten Thousand Only)
- The intending bidders shall hold a valid e-mail address and register their names at the portal and get their user id and password from **M/s. e-Procurement Technologies Ltd.** where upon they would be allowed to participate in the online e-auction. The prospective bidders may avail online training on e-auction from **M/s. e-Procurement Technologies Ltd.- Mr. Ram Sharma Contact number: 8000023297, ramprasad@auctiontiger.net , support@auctiontiger.net**.
- The Federal Bank Limited / M/s. e-Procurement Technologies Ltd shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the cause.
- 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. Deepak Shenoy K, Deputy Vice President-I, LCRD Chennai Division at +91-9986591245. Details of the auction sale, terms and conditions etc. are also available in our website, <https://www.federalbank.co.in/web/guest/tender-notice> & <https://federalbank.auctiontiger.net> of M/s. e-Procurement Technologies Ltd.
- The intending purchasers can inspect the properties between 03.00PM and 05.00PM on 12th May 2025 in consultation with the below mentioned.
- 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.
- 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.
- 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. Society maintenance dues related to the flat if any, should be borne by the purchaser.

- o. The Authorised officer has the absolute right to accept or reject all or any bid including the highest bid or adjourn/postpone/cancel the sale without assigning any reason. The decision of the Authorised Officer/Bank shall be final.
- p. 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.
- q. If any of the dates mentioned above happen to be a holiday/harthal/protest called by any political parties/as-sociation/ groups which adversely affects the functioning of the Bank / M/s. E-Procurement Technologies Ltd, the very next Bank working day may be considered for that event and related events including the date of auction/sale.
- r. The property is put for sale subject to the provisions under the above Act / Rules and other prevailing laws.

NB: -The borrowers named above may treat this as notice of Thirty days as stipulated in Rule 8 (6) of the said Rules and pay the secured debt in full to avoid sale of the properties.
--

Dated this the 22nd day of April 2025 at Chennai

For The Federal Bank Ltd.

**Deputy Vice President-I
(Authorised Officer under SARFAESI Act)**