

TVMLCRD/NPA-2961/KUZ

/2025

06.06.2025

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 03-10-2023 calling upon the borrowers (1) Shri Bivin Raj B, S/o Babu Raj, carrying on business in the name and style of M/s Karthika Rubber Traders, Kannammannil building, Building No. KPZ XVII/1070, Kulathupuzha PO, Kollam, Kerala – 691310 // Raj Bhavan, Nedumala, Mathra PO, Karavallur, Kollam, Kerala – 691333, (2) Smt Lathika P, W/o Babu Raj, Raj Bhavan, Mathra PO, Karavallur, Kollam, Kerala—691333, (3) Smt Amrutha, W/o Bivin Raj, Raj Bhavan, Mathra PO Karavallur, Kollam, Kerala—691333, (4) Shri Arun Kumar T G, S/o Thulaseedharan Pillai R, Arun Bhavan, Mathra, Nedumala, Karavallur, Punalur, Kollam, Kerala – 691333, (5) Shri Thulaseedharan Pillai R, S/o Ramakrishna Pillai, Arun Bhavan, Mathra, Nedumala Karavallur, Punalur, Kollam, Kerala 691333 to repay the amount mentioned in the notice being sum as described below, availed from Branch Kulathupuzha, within 60 days from the date of receipt of the said notice.

Date of Demand Notice	Account Details	Dues as per Demand Notice
03/10/2023	CC A/c No. 20175500000456	₹ 60,26,576.00 as on 30.09.2023
	Term Loan No. 20176900000070	₹ 1,32,056.00 as on 29.09.2023
	WCTL/GECL No. 20176900000161	₹ 3,33,126.00 as on 27.09.2023
	WCTL/GECL No. 20176900000229	₹ 4,95,791.95 as on 30.09.2023

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 22.12.2023 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 24.09.2024 in compliance of the order of Hon'ble Chief Judicial Magistrate Court, Kollam in MC 666/2024.

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 **27.06.2025** 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 the dues of (1) ₹ 79,64,192.16 (Rupees Seventy Nine Lakh Sixty Four Thousand One Hundred and Ninety Two and Paise Sixteen Only) as on 27.06.2025 in the CC account (No 20175500000456), (2) ₹ 2,30,091.50 (Rupees Two Lakh Thirty Thousand and Ninety One and Paise Fifty Only) as on 27.06.2025 in Term Loan account (No 20176900000070), (3) ₹ 4,33,336.00 (Rupees Four Lakh Thirty Three Thousand Three Hundred and Thirty Six Only) as on 27.06.2025 in WCTL/GECL account (No 20176900000161, (4) ₹ 6,05,424.95 (Rupees Six Lakh Five Thousand Four Hundred and Twenty Four and Paise Ninety Five Only) as on 27.06.2025 in WCTL/GECL account (No 20176900000229) **totaling to ₹ 92,33,044.61 (Rupees Ninety Two Lakh Thirty Three Thousand and Forty Four and Paise Sixty One Only)** together with further interest till realization and further expenses, costs and thus the undersigned hereby invites from interested parties the

sealed tenders for purchasing the below mentioned 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.	All the piece and parcel of the land measuring 5.26 Ares as per title deed and revenue records together with building and all other improvements thereon comprised in Sy no. 174/1/116, of Karavalloor Village, Punalur Taluk (Pathanapuram Taluk as per title deed), Kollam District, Kerala State within the registration Sub District of Punalur, bounded as per title deed on East by: Property of Sadanandan, West by: Property of Leelamma, North by: Property of Janaki, South by: Property of Pappachan and bounded as per location sketch on East by: Property of Rajan and Saraswathy, West by: Property of Joy, North by: Property of Janaki and South by: Road	₹ 55,05,408.00 (Rupees Fifty Five Lakh Five Thousand Four Hundred and Eight only)

Terms and Conditions

- The property described above will be sold on "AS IS WHERE IS" "AS IS WHAT IS" and "WHATEVER THERE IS" basis.
- The reserve price below which the security property will not be sold is ₹ 55,05,408.00 (Rupees Fifty Five Lakh Five Thousand Four Hundred and Eight only).
- The EMD shall be remitted through NEFT/RTGS to The Federal Bank Ltd, to the Account No. **21462200000013, IFSC CODE: FDRL0002146, or Account No 10300200055970, IFSC FDRL0001030 or Account No 20172200000019 IFSC FDRL0002017** or by way of Demand Draft (DD) favoring 'Authorised Officer, The Federal Bank Ltd.' payable at Thiruvananthapuram.
- 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.
- 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 property is ₹ 5,50,540.80/- being earnest money equivalent to 10 % of the Reserve Price of the property concerned, which is refundable if the tender is not accepted.
- 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 10.30 AM on 27.06.2025. The auction will be conducted between 11.00 AM to 12.00 PM.
- h) The bidders or their duly authorized representatives shall be present before LCRD/Thiruvananthapuram Division, 4th Floor, Federal Towers, M G Road, Thiruvananthapuram – 695001 (Ph: 0471 2322229, 2780625) on 27.06.2025 at 11.00 AM when the tenders will be opened for negotiations/raising/improving their respective bids. 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 bidding among themselves to enhance the price.
- j) The offer amount (to be mentioned in the Bid document) shall be above Reserve Price and bidders shall improve their offers in multiples of Bid incremental amount which will be decided and disclosed by the authorized officer at the time of auction.
- k) Incomplete Bid Documents or bids with inadequate EMD amount or bids received after the date indicated in this sale notice shall be treated as invalid.
- 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) (To the best of knowledge and information of the Authorized Officer, the following encumbrance /direction/observation are marked/ given in Encumbrance certificate / Court Judgments/ orders)

An attachment ordered by the Hon'ble Family Court, Punalur in respect of Sch. No.1/1Sy.174/1/1/116/A, Area : 5 Ar 26.00 Sqm, BLK-000 K dated 15/11/2024 obtained by one Mrs. Amrita. This attachment will not affect the property/ sale since mortgage and security interest created in favour of the Bank was created on 18/03/2015, prior to the said attachment.
- q) 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.
- r) 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.
- s) The tenders offering price below the Reserve Price mentioned above will be rejected.
- t) 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.
- u) The Immovable property mentioned above can be sold through private treaty also subject to the provisions under the SARFAESI Act and other prevailing laws.
- v) 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.

- w) 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.
- x) The intending purchasers can inspect the property between 10.00 AM and 05.00 PM on 26.06.2025. 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)
- y) The buyer should satisfy himself/herself/itself as to the title, ownership, statutory approvals, extent etc. of the property, before participation in the auction.
- z) 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.
- aa) 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 6th day of June 2025

For The Federal Bank Ltd

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