

**TVMLCRD/NPA-2043/PTC/2025-26**

**23.06.2025**

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 24-08-2020 calling upon the borrowers (1) Shri Shaji N S, S/o Narayanan (Narayana, Pothencode PO, TVM- 695584, carrying on business in the name and style of M/s Vaisakh Marketing, PP VI/1357/1, Ushus Building, Pothencode PO, TVM and Permanently residing at Narayana, Pothencode PO, Thiruvananthapuram-695584 (2) Mrs Molly S, W/o Shaji N S, residing at Narayana, Pothencode PO, Thiruvananthapuram-695584 to repay the amount mentioned in the notice being 1) ₹ 27,76,753.56/- (Rupees Twenty Seven Lakhs Seventy Six Thousand Seven Hundred Fifty Three and Fifty Six Paise Only) as on 31.07.2020 together with interest thereon @11.95% per annum with monthly rests along with 2% overdue interest from 1.08.2020 due under your CC Limit Account (No 14395500002785), (2) ₹ 28,93,909.00/- (Rupees Twenty Eight Lakh Ninety Three Thousand Nine Hundred Nine Only) as on 29.07.2020 together with interest thereon @8.90% per annum with monthly rests along with 2% overdue from 29.07.2020 due under your Housing Loan account (No 14397300002353), till payment availed of by them from our Br. Pothencode 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 02.01.2021 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 08.11.2021 in compliance of the order of Hon'ble Chief Judicial Magistrate Court, Thiruvananthapuram in MC 78/2021. Later again as per the order the Hon'ble CJM Court, Thiruvananthapuram the bank has taken full possession of the property on 24.04.2023.

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 **11.07.2025** 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) ₹ 53,20,910.37 (Rupees Fifty Three Lakhs Twenty Thousand Nine Hundred Ten and Paise Thirty Seven Only) as on 11-07-2025 in the CC account (No 14395500002785) (2) ₹ 45,62,350.17 (Rupees Forty Five Lakh Sixty Two Thousand Three Hundred Fifty and Paise Seventeen Only) as on 11-07-2025 in Housing Loan account (No 14397300002353) (as per claim in OA No 311/2021 filed before Hon'ble DRT, Ernakulam) totaling to **₹ 98,83,260.54 (Rupees Ninety Eight Lakh Eighty Three Thousand Two Hundred Sixty and Paise Fifty Four 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.

Security Property Details	Reserve price below which property will not be sold
All that piece and parcel of property having an extent of 6.07 Ares (6 Ares + 0.07 Ares) together with a two storied building constructed having a plinth area of approximately 2089 sqft and all other improvements thereon, in Re Sy No: 445/8-7 and Re Sy No: 445/8-1-1, Block No. 6 of Keezhthonnakkal Village, Thiruvananthapuram Taluk, Thiruvananthapuram District, Kerala State bounded on East by: Property of Valsala and Others, South By: Property of Jayasankar, West By: Property of Harisankar and Road and North By: Property of Jalaja and Others (Boundaries as per Title Deeds)	<b>₹94,55,000.00</b> <b>(Rupees Ninety-Four Lakhs Fifty-Five Thousand only)</b>

**Terms and Conditions**

- a) The property described above will be sold on “AS IS WHERE IS” “AS IS WHAT IS” and “WHATEVER THERE IS” basis.
- b) The reserve price below which the security property will not be sold is ₹ 94,55,000.00 (Rupees Ninety-Four Lakhs Fifty-Five Thousand only)
- c) 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 14392200000029 IFSC FDRL0001439** or by way of Demand Draft (DD) favoring ‘Authorised Officer, The Federal Bank Ltd.’ payable at Thiruvananthapuram.
- d) The Bid documents can be collected/obtained from the Authorized Officer of Federal Bank, LCRD Trivandrum Division, 4<sup>th</sup> Floor Federal Towers, Statue, Thiruvananthapuram, Kerala-695001.
- e) 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 in is ₹ 9,45,500/- being earnest money equivalent to 10 % of the Reserve Price of the property concerned, which is refundable if the tender is not accepted.
- f) 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 5 PM on 10.07.2025. The auction will be conducted between 11.00 AM to 12.00 PM on 11.07.2025.
- h) The bidders or their duly authorized representatives shall be present before LCRD/Thiruvananthapuram Division, 4<sup>th</sup> Floor, Federal Towers, M G Road, Thiruvananthapuram – 695001 (Ph: 0471 2322229, 2780625) on 11.07.2025 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 1st Additional Sub Court Trivandrum in IA 01/2024 in OS 192/2024, Thiruvananthapuram, in respect of Keezhonackkal Village Sch.No.1/.1Sy.139/C/2, Area: 6Ar7.00 Sqm, Blk-006, Re Sy.445/8/7 & Keezhonackkal Village Sch.No.2/2, Area: , Blk-006, Re Sy.445/8/1/1 obtained Ajith Nadh Petitioner, Vishwa bhavan Kazhakuttom . This attachment will not affect the property/ sale since mortgage and security interest created in favour of the Bank was created on 6-03-2017, prior to the said attachment.

An attachment ordered by the Additional Munsiff Court Trivandrum in OS 852 dt 12/09/2024, in respect of Keezhonackkal Village Sch.No.1/.1Sy.139/C/2, Area: 6Ar7.00 Sqm, Blk-006, Re Sy.445/8/7 & Keezhonackkal Village Sch.No.2/2, Area: , Blk-006, Re Sy.445/8/1/1 obtained Mohanan D Petitioner, Anashwara Kallampally, Sreekaryam. This attachment will not affect the property/ sale since mortgage and security interest created in favour of the Bank was created on 6-03-2017, 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 (1) 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, 2016 and 2018 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
- x)** The intending purchasers can inspect the property between 10.00 AM and 05.00 PM on 10.07.2025. 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 23<sup>rd</sup> day of June 2025

For The Federal Bank Ltd

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