

**EKMLCRD/LPM/EKMA/SAR 3119/ SALE/ /2024-25****24-03-2025****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 05-07-2018, calling upon the borrowers namely (1) M/s AMES Foods Processors India Pvt. Ltd., registered office at X/558 Common Facility Centre, KINFRA Small Industries Park, Nellad P O, Ernakulam-686 669 (2) Shri. George Paulose , 311-South, 295<sup>th</sup> Place, Federal Way, Washington State, 98003, USA and (3) Smt. Susan Paulose, 311-South, 295<sup>th</sup> Place, Federal Way, Washington State, 98003, USA to repay the amount mentioned in the notice being **₹ 30,07,18,603/- (Rupees Thirty Crore Seven Lakh Eighteen Thousand Six Hundred and Three Only)** being the amount due under the credit facilities availed from Ernakulam/North branch 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 properties 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 08-12-2021 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 property/ies described herein below on the **06<sup>th</sup> day of May 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 **₹ 91,62,17,580/- (Rupees Ninety One Crore Sixty Two Lakh Seventeen Thousand Five Hundred and Eight Only) as on 24-03-2025** under the credit facilities availed by 1<sup>st</sup> to 3<sup>rd</sup> of you, as per the claim in OA-208/2020 filed before DRT-1, Ernakulam and thus the undersigned being the Authorised Officer of the Bank hereby invites from interested parties, the sealed tenders for purchasing the property/ies subject to the terms and conditions mentioned hereunder.

**(I) Description of Mortgaged Immovable Property**

All that piece and parcel of lease hold land (Lease Deed No. 3777 of 2013 executed on 01-03-2013 between KINFRA and M/s AMES Food Processors India Pvt Ltd) having an extent of 1.6188 Hectares (4 Acres) together with buildings and all improvements thereon in Survey No. 508 Part ,Block No.32 of Mazhuvannur Village, Kunnathunadu Taluk, Ernakulam District, Kerala State and bounded (as per the lease deed ) on the North by KINFRA Land, East by Harijan Colony and Road, West by KINFRA Land and land allotted to M/s Crust N Crumb Food Ingredients Pvt Ltd, and on the South by Gandhi Gram Colony.

The Lease Deed is valid for a period of 82 years and 3 months from 01-03-2013.

The said land is in Food processing zone of the Park in KINFRA and new allotment should be for food processing only.

**(II) Description of hypothecated movable Property**

SL.NO	Description	YoM	Quantity
1	Semi-Auto Bottle Blower Machine, Mega M G 880	2007	1 No
2	Industrial Chille, Wenzhou Sanhe, XCA	2011	1 No.
3	Blow Molding M/c., Ju Guang, China, JG 2C120 MM	2011	1 No.
4	Plastic Crates, Nilkamal		1 S
5	PVC Storage Tanks for Storage Stacking System		14 Nos
6	Cashew/nuts Processing M/c, Conveyor, Metal Detector,Vac.Pkg., Hopper etc. -Meyer		1 set
7	Carton Sealing M/c , Shanghai		2 Nos.
8	Food Processing System, Heat Control-HD54, LPG Water Heater, Smart Shield &Packing M/c		1 Set
9	Air Compressor, Atlas Copco, GA 22 AEL II FF	2007	1 Set
10	Transformer, Unipower, 60 KVA, Electrical Panels	2007	1 Set
11	Pallet Weighing M/c, Mettler Toledo, IND225	2011	1 No
12	Weighing M/c	2011	1 No
13	Electric Forklift Truck, Toyota, 7FB	2007	1 No
14	Electric Slab Scissor Lift, Genie, GS 3246	2008	1 No
15	Walk behind Floor Scrubber, Clarke, Encore L2426 OBC		1 No
16	Form fill & Seal Packing M/c, Bosch including printer		1 Set
17	Semi-Auto Pallet Film Wrapping M/c, XI 4503 II	2007	1 No
18	Shrink Wrapping M/c, Roshman, SLAU 50/50	2004	1 No
19	Shrink Tunnel, Roshman, TP 45/90 H 250	2004	1 No
20	Labelling M/c, Shall way Packg.		1 No
21	Canning M/c, Kuan Chyou	1991	1 No
22	Cold Store		1 Lot
23	Dryer, LG Tromm, DLE5977W		2 Nos
24	Washing M/c, LG Tromm WM2277HW		2 Nos
25	Transformers, 500k kVA, Intrans*	2007	1 Set
26	DG Set, Cummins, 125 Kva*	2007	1 Set
27	Electrical Panels, Cables Etc		2 Nos
28	WTP*		1 Set
29	A/c Plant-Processing Halls & Cold Store*		3 Sets
30	Other A/c Units		LS
31	Rain harvesting Unit		1 Set
32	Furniture-Plant & Office		LS
33	Dock Leveler		3 Nos
34	Fire Detection & Fir Fighting System		1 Set

**Terms and Conditions**

- 1) The property/ies and machineries described above as Item No (I) and (II) will be sold as single lot and the **reserve price** below which the properties will not be sold is **₹ 15,25,00,000/- (Rupees Fifteen Crore Twenty Five Lakh Only)**.
- 2) 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 Ernakulam or by RTGS/NEFT for **₹ 1,52,50,000/- (Rupees One Crore Fifty Two Lakh and Fifty Thousand Only)** being earnest money deposit (EMD) equivalent to 10% of the Reserve Price of the property, 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.

- 3) Tenders which are not duly sealed and are not accompanied by Demand Draft/RTGS/NEFT as afore stated will be summarily rejected.
- 4) The sealed covers containing tender shall reach the undersigned **before 05.00 PM on 05-05-2025.**
- 5) The intending purchasers / their authorized representatives shall be present along with valid photo identity proof before the undersigned at his office on **06-05-2025 at 11.00 AM when the tenders will be opened.** In case where the tender is submitted by an incorporated Company/Partnership/Association/Trust, the person representing such company/ Partnership/Association/Trust shall produce true copy of resolution/authorization from the company/Partnership/Association/Trust.
- 6) 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. Bidders shall improve their offer by a multiple Rs.1,00,000/- (Rupees One Lakh Only).
- 7) 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.
- 8) 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/NEFT.
- 9) The successful bidder shall bear the entire charges / fees payable for conveyance such as stamp duty, registration fee etc. as applicable as per law.
- 10) The successful bidder shall remit the required transfer fee of leasehold rights as prescribed/stipulated by KINFRA. At present the transfer fee is 10% of difference in lease premium prevailing in the park.

The process at KINFRA typically takes approximately 60 days, though this may vary depending on the timely submission and clarity of the required documents.

The steps involved are outlined below.

- (i) Intimation from Bank with Sale certificate of new party
  - (ii) On verification of documents, KINFRA will issue a letter regarding the transfer fees to be paid within 30 days and documents to be submitted for execution of the Tripartite agreement with Bank, the new allottee and KINFRA.
  - (iii) On payment of fees and submission of documents, Agreement shall be executed.
  - (iv) Registration of Sale Deed in the name of new party.
- 11) Total dues with regard to CFC and Water charges is Rs.17,42,521/- which shall be remitted to KINFRA park, as informed by KINFRA. No other 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, including the above should be cleared by the purchaser of the properties.

- 12) The tenders offering price below the reserve price mentioned above will be rejected.
- 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 11.00 AM and 03.00PM till 03-05-2025.
- 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 0484-2201801 or at [ekmlcrd@federalbank.co.in](mailto: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.

Dated this the 24<sup>th</sup> day of March 2025 at Ernakulam.

**For The Federal Bank Ltd.,**

**Vice President (Authorized Officer under SARFAESI Act.)**