

KKDLCRD/AM/TSR/ SALE/

/2025-26

Date: 04/06/2025

SALE NOTICE

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 10/05/2021 calling upon the borrower(s) and / or guarantor (s) and / or defaulters (1) Shri Riyas Karuvan Kavil, S/o Moideen Karuvan Kavil, Karuvan Kavil House, Narukkumchalil, Perumbally P O, Puthuppadi, Thamarassery, Kozhikode District 673 586 (2) Smt. Shahalin Riyas, W/o Riyas Karuvan Kavil, Karuvan Kavil House, Narukkumchalil, Perumbally P O, Puthuppadi, Thamarassery, Kozhikode District 673 586 to pay the amount mentioned in the notice being Rs 39,86,864/- (Rupees Thirty nine lakhs eighty six thousand eight hundred and sixty four only) due from you as on 10/05/2021 under your Housing Loan with number 14147300004218 together with interest and costs thereon at such applicable rates, availed of by them from our Br. Thamarassery within 60 days from the date of receipt of the said notice.

Whereas the borrower(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 24/09/2021 by issuing a notice to the borrowers/defaulters and general public and publication thereof in newspapers as contemplated under the said Act and Rules.

The undersigned hereby give notice to the borrower(s) and / or defaulters and general public that the Bank has decided to sell on **10th July,2025** the property described herein below on " AS IS WHERE IS BASIS " under Rules 8 & 9 of the said Rules for realizing the dues of Rs 47,97,072/01(Rupees Forty seven lakhs ninety seven thousand and seventy two and paise one only) as on 10/07/2025 along with future interest @ 9.95 % plus applicable penal charges and other costs per annum with monthly rests from 11/07/2025 till realization under the Loan Account No. 14147300004218 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

All the piece and parcel of the landed property measuring 5.26 Ares (13 cents) of land together with residential building No. XIII/339A of Puthuppadi Grama panchayat and all improvements thereon situated in Re-Survey No.31/47 of Engapuzha Village, Thamarassery Taluk, Kozhikode District bounded on East by Property of Noufal, North by Biju Kaivasham, West by Moosa Kayvasham and South by Ithilekkum mattumulla 3 meter veethiyilulla private road as per title deed.

Terms and Conditions

- a. The reserve price below which the property will not be sold is **Rs. 48,00,000/- (Rupees Forty eight lakhs only)**
- b. 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 Kozhikode or through RTGS/NEFT funds transfer to **A/c No 14142200000010 IFSC Code FDRL0001414 of Br. Thamarassery for Rs 4,80,000/- (Rupees Four lakh eighty thousand only)**, being earnest money equivalent to **10 %** of the Reserve Price of the property concerned, which is refundable if the tender is not accepted.
- c. Tenders which are not duly sealed and are not accompanied by Demand Draft/Proof of RTGS/NEFT as afore stated will be summarily rejected.
- d. The sealed covers containing tender shall reach the undersigned before **5 P.M. on 09th July,2025.**
- e. The intending purchasers shall be present before the undersigned at his office at **10 AM on 10th July,2025** when the tenders will be opened.
- f. Tenders which are not duly sealed and are not accompanied by Demand Draft/Proof of RTGS/NEFT as afore stated will be summarily rejected.
- g. After opening the tender, the intending bidders may be given opportunity at the discretion of the authorized officer to have, interse bidding among themselves to enhance the price.
- h. The successful bidder shall deposit 25% of the bid amount / sale price inclusive of the EMD immediately on acceptance of his tender/ offer by the Bank and the balance 75% within 15 days, failing which the entire deposit made by him shall be forfeited without any notice and the property concerned will be re-sold.
- i. The Authorized officer reserves his right to modify the terms and conditions of payment.
- j. All payments shall be made by way of Demand Draft drawn in favor of The Federal Bank Ltd. payable at Kozhikode/or through RTGS/NEFT funds transfer.
- k. The successful bidder shall bear the entire charges / fees payable for conveyance such as stamp duty, Registration fee etc. as applicable as per Law.
- l. No encumbrance in respect of the property prior to the mortgage has come to the knowledge and information of the Bank. The Bank will not be held responsible for any charge, lien and encumbrance, property tax or any other dues etc. to the Govt. or anybody in respect of the property under sale.
- m. The tenders offering price below the Reserve Price mentioned above will be rejected.

- n. The Authorized 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 Authorized Officer/Bank shall be final.
- o. The intending purchasers can inspect the property **on 04/07/2025 between 10.30 AM to 11.30 AM**. The intending purchasers who wish to inspect the property and / or know further details / conditions may contact the Authorised Officer, The Federal Bank Ltd, Federal Towers, LCRD Kozhikode Division, Arayadathupalam, Mavoor Road, Kozhikode-673016,Kerala State, Ph.No.0495-2744523,2741381, 2740886, Mob. 9895424673, e-mail kkdlcrd@federalbank.co.in or visit banks website at www.federalbank.co.in
- p. The buyer should satisfy himself/herself/itself as to the title, ownership, statutory approvals, extend etc of the property, before participation in the auction.
- q. If any of the dates mentioned above happens to be a Bank holiday the very next Bank working day will be reckoned for that particular event and the next event/events will automatically get adjourned to the next Bank working day.
- r. In case of inter se bidding, the minimum bid multiplier amount is fixed as Rs. 25,000/-.

Dated this the 04th day of June, 2025 .

Place: Kozhikode

For The Federal Bank Ltd.,

**Assistant Vice President & Division Head.
(Authorised Officer under SARFAESI Act).**