

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 18/10/2024 calling upon the borrower(s) and / or guarantor (s) and / or defaulters.

- 1)Shri. Naheem Kanchirala, S/o Kader Kanchirala, Kanchirala House, Mampad Bridge, Pullipadam, Malappuram, Kerala – 676542,**
- 2)Smt. Haseena P N, W/o Naheem Kanchirala, Raha Mahal, Thottinakkare, Mampad, Pullipadam, Malappuram, Kerala – 676542,**
- 3)Smt. Nishabi K P, D/o Saithalavi K P, Kammakkante Purakkal, Tanur, Malappuram, Kerala – 676302,**
- 4)Smt. Nousseeda K P, C/o Faisal A P, Ambichinte Purakkal, Tanur P O, Al Bazar, Pariyapuram, Malappuram, Kerala – 676302.**

to pay the amount mentioned in the notice being Rs. 22,42,240/- (Rupees Twenty-Two Lakhs Forty-Two Thousand Two Hundred and Forty only) as on 17.03.2024 under Loan Account No. 13635500004906 due from (1) and (2) of you and Rs.22,41,845/- (Rupees Twenty-Two Lakhs Forty-One Thousand Eight Hundred and Forty-Five only) as on 17.03.2024 under your Loan account No: 13635500004898 due from (1) and (2) of you and Rs. 7,99,673.72/-(Rupees Seven Lakhs Ninety-Nine Thousand Six Hundred and Seventy-Three, paise Seventy-Two only) as on 21.04.2024 under your Loan account No: 13635500005069 due from (1) and (3) of you and Rs.22,83,636.72 (Rupees Twenty Two Lakh Eighty Three Thousand Six Hundred and Thirty Six, paise Seventy Two only) as on 28.04.2024 under your Loan account No: 13635500005143 is due from (1),(3)and (4) of you and ₹11,40,247.72 (Rupees Eleven Lakh Forty Thousand Two Hundred and Forty-Seven, paise Seventy-Two only) as on 28.04.2024 under your Loan account No: 13635500005150 is due from (1),(3)and (4) of you i together with interest and costs thereon at such applicable rates, availed of by them from our Br. Ponnani 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 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 **25th of June 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. 26,36,690/- (Rupees Twenty-six lakhs thirty-six thousand six hundred and ninety only) as on 25/06/2025 together with interest and costs thereon at such applicable rates at yearly rest from 26/06/2025 till realization under the Loan Account No. 13635500004906 due from 1st of you being the principal borrower and 2nd of you as co-obligant/co borrower/guarantor and Rs. 26,36,222/- (Rupees Twenty-six lakhs thirty-six thousand two hundred and twenty-two only) as on 25/06/2025 together with interest and costs thereon at such applicable rates at yearly rest from 26/06/2025 till realization under the Loan Account No 13635500004898 is due from 2nd of you being the principal borrower and 1st of you as co-obligant/co borrower/guarantor and Rs. 9,48,252/- (Rupees Nine lakhs forty-eight thousand two hundred and fifty-two only) as on 25/06/2025 together with interest and costs thereon at such applicable rates at yearly rest from 26/06/2025 till realization under the Loan Account No. 13635500005069 due from 3rd of you being the principal borrower and 1st of you as co-obligant/co borrower/guarantor and Rs. 26,96,951/- (Rupees Twenty-six lakhs ninety-six thousand nine hundred and fifty-one only) as on 25/06/2025 together with interest and costs thereon at such applicable rates at yearly rest from 26/06/2025 till realization under the Loan Account No. 13635500005143 due from 4th of you being the principal borrower and 1st and 3rd of you as co-obligant/co borrower/guarantor and Rs. 13,46,661/- (Rupees Thirteen lakhs forty six thousand six hundred and sixty one only) as on 25/06/2025 together with interest and costs thereon at such applicable rates at yearly rest from 26/06/2025 till realization under the Loan Account No. 13635500005150 due from 3rd of you being the principal borrower and 1st and 4th of you as co-obligant/co borrower/guarantor, thus the undersigned hereby invites from interested parties the sealed tenders for purchasing the property subject to the terms and conditions mentioned here under.

Description of the mortgaged Immovable property

Schedule 1

All the piece and parcel of the land measuring **4.45 Ares** (0.0445 Ha) together with building existing and all other improvements thereon comprised in Sy no. 149/1-32-3 , of Pullipadam Village, Nilambur Taluk, Malappuram District, Kerala State, bounded as per title deed on **East by:** Property of Naheem, **West by:** Property of Dr. Vijayan and Jayakumari, **North by:** 6 meter width private way and **South by:** Property of Joseph Kunjariya and bounded as per location sketch on **East by:** Property of Naheem, Usman, **West by:** Property of Vijayan and Jayakumari, **North by:** 6 meter width way and **South by:** Property of Joseph Kunjariya. (*Security property for Loan A/c Nos. 13635500004906, 13635500004898 & 13635500005069*).

Schedule 2

All the piece and parcel of the land measuring **4.05 Ares** together with building existing and all other improvements thereon comprised in Sy no. 149/1-36-1 (Sy No. 149/1-32 as per title deed), of Pullipadam Village, Nilambur Taluk, Malappuram District, Kerala State, bounded as per title deed on **East by:** Properties of Dr. Vijayan, Vijayalakshmi, **West by:** Property to be purchased by Naheem, **North by:** 6 meter width private way and **South by:** Property of Joseph Kunjariya and bounded as per location sketch on **East by:** Properties of Naheem, **West by:** Property of Naheem, **North by:** 6 meter width way and **South by:** Property of Joseph Kunjariya. (*Security property for Loan A/c Nos. 13635500004906, 13635500004898 & 13635500005069*).

Schedule 3

All the piece and parcel of the land measuring **4.76 Ares** together with building existing and all other improvements thereon comprised in Re-Sy no. 149/1-64-2, of Pullipadam Village, Nilambur Taluk, Malappuram District, Kerala State, bounded as per title deed on **East by:** 6 meter width way, **West by:** Property of Naheem, **North by:** 6 meter width way and **South by:** Property of company and bounded as per location sketch on **East by:** 6 meter width way, **West by:** Property of Naheem, **North by:** 6 meter width way and **South by:** Property of Naheem. (Security property for Loan A/c Nos. 13635500005143 & 13635500005150).

Terms and Conditions for Sale of Schedule 1 Property

- a. The reserve price below which the property will not be sold is **Rs.28,60,000/- (Rupees Twenty-eight lakhs sixty thousand 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 13632200000011 IFSC Code FDRL0001363 of Br. Ponnani for Rs. 2,86,000/- (Rupees Two lakhs eighty-six 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.

Terms and Conditions for Sale of Schedule 2 Property

- a. The reserve price below which the property will not be sold is **Rs.24,00,000/- (Rupees Twenty-four 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 13632200000011 IFSC Code FDRL0001363 of Br. Ponnani for Rs. 2,40,000/- (Rupees Two lakhs forty 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.

Terms and Conditions for Sale of Schedule 3 Property

- a. The reserve price below which the property will not be sold is **Rs.32,34,000/- (Rupees Thirty-two lakhs thirty-four thousand 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 13632200000011 IFSC Code FDRL0001363 of Br. Ponnani for Rs. 3,23,400/- (Rupees Three lakhs twenty-three thousand four hundred only)**, being earnest money equivalent to **10 %** of the Reserve Price of the property concerned, which is refundable if the tender is not accepted.

Common Terms and Conditions for Sale

- a. The Schedule 1 to 3 properties will be sold separately and together.
- b. Tenders which are not duly sealed and are not accompanied by Demand Draft/Proof of RTGS/NEFT as afore stated will be summarily rejected.
- c. The sealed covers containing tender shall reach the undersigned before **5 P.M. on 24th June 2025**.
- d. The intending purchasers shall be present before the undersigned at his office at **10AM on 25/06/2025** when the tenders will be opened.
- e. After opening the tender, the intending bidders may be given opportunity at the discretion of the authorized officer to have, inter se bidding among themselves to enhance the price.
- f. 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.
- g. The Authorized officer reserves his right to modify the terms and conditions of payment.
- h. 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.
- i. The successful bidder shall bear the entire charges / fees payable for conveyance such as stamp duty, Registration fee etc. as applicable as per Law.
- j. No encumbrance in respect of the property 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.
- k. The tenders offering price below the Reserve Price mentioned above will be rejected.
- l. 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.
- m. The intending purchasers can inspect the property **on 23/06/2025 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, 2740886, e-mail kkdlcrd@federalbank.co.in or visit banks website at www.federalbank.co.in
- n. The buyer should satisfy himself/herself/itself as to the title, ownership, statutory approvals, extend etc of the property, before participation in the auction.
- o. 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.
- p. In case of inter se bidding, the minimum bid multiplier amount is fixed as Rs. 25,000/-.

Dated this the 12th day of May 2025.

Place: Kozhikode

For The Federal Bank Ltd.,

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