

LCDHYD/CIR/SGGS/SN-62/

/2025-26

23<sup>rd</sup> April 2025

**SALE NOTICE**  
**(Sale through E-Auction Only)**

**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 **19.08.2024** calling upon the borrower(s) and / or guarantor (s) and / or defaulters **(1) M/s. Sri Ganesh General Stores**, a partnership firm at 16-591, Ground Floor, Vepamanu Street, Gudupalle, Chittoor, Andhra Pradesh – 517001; **(2) Shri/Smt. D Jaya Sankar @ Dayalam Jaya Shankar**, S/o D Gurunatham Chetty @ Dayalam Gurunatham Shetty, 16-591, Vepamanu Street, Gudupalle, Chittoor, Andhra Pradesh – 517001; **(3) Shri/Smt. D Shoba Rani @ Dayalam Shoba Rani**, W/o D Jaya Sankar, 16-591, Vepamanu Street, Chittoor, Andhra Pradesh – 517001; **(4) Shri/Smt. D Ganesh Kumar @ Dayalam Ganesh Kumar**, S/o D Gurunatham Chetty @ Dayalam Gurunatham Shetty, # 14-506, New Kayanikattu Street, Chittoor, Andhra Pradesh – 517001, Also at: # 16-591, Vepamanu Street, Gudupalle, Chittoor, Andhra Pradesh – 517001., to pay the amount mentioned in the notice being ₹.77,08,051.15/- (Rupees Seventy Seven Lakh Eight Thousand and Fifty One, paise Fifteen only) being the amount due under your loan account 16735500001063, as on 31.07.2024, with future interest @ 9.60% per annum with monthly rests along with additional/penal charges and costs from 01.08.2024 and costs thereon 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 02.11.2024 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 guarantor (s) and / or defaulters and general public that the Bank has decided to sell on **28<sup>th</sup> May 2025** the properties described herein below on "**AS IS WHERE IS**" and "**AS IS WHAT IS BASIS**" and "**WHATEVER THERE IS**" and "**WITHOUT RECOURSE**" under Rules 8 & 9 of the said Rules for realizing the dues of **₹.82,11,783.15 (Rupees Eighty Two Lakhs Eleven Thousand Seven Hundred Eighty Three and Paise Fifteen Only)** as on **31.03.2025** with future interest @ 9.35% per annum with monthly rests along with additional/penal charges from **01-04-2025** till the date of realization plus costs/charges and thus the undersigned hereby invites from interested parties the bids for purchasing the property subject to the terms and conditions mentioned hereunder

**DESCRIPTION OF THE IMMOVABLE PROPERTY**

*All the piece and parcel of the Commercial site cum building bearing Door No. 16-3-69 (Old) 16-591 (New), S No. 445 and all other improvements thereon measuring.*

*East-West:*

*On Northern Side: 51 feet or 15.544 meters, On Southern Side: 50 feet 6 inches or 15.422 meters,*

*North-South:*

*On Eastern Side: 34 feet 7 inches or 10.576 meters; On Western Side: 35 feet 5 inches or 10.820 meters with total area of 1777.52 Sq feet or 197.50 Sq yards located in Vepamanu Street, Chittoor Town and Municipal Corporation, Chittoor District, Andhra Pradesh bounded on East: Vepamanu Street, West: Property belongs to S Raghuramakrishna and J Indrani, North: House bearing Door no. 16-592 of V Chokkanadhan and South: House bearing Door no. 16-590 of R M Srinivasan Chetty.*

#### **Terms and Conditions**

- 1. The Reserve Price below which the properties will not be sold is Rs.2,33,00,000/- (Rupees Two Crore Thirty Three Lakhs only) and the EMD amount is Rs.23,30,000/- (Rupees Twenty Three Lakhs Thirty Thousand only)**
- 2. Sale through e-auction will be on “AS IS WHERE IS” and “AS IS WHAT IS” and “WHATEVER THERE IS” and “WITHOUT RECOURSE” basis.**
- 3. The intending purchasers shall submit /send to the undersigned at his office at The Federal Bank Ltd, Branch Hyderabad Division, H. No. 8-3-903/10, Plot No. 20, 4<sup>th</sup> Floor, GVR Legend, Nagarjuna Nagar Colony, Yella Reddy Guda, Hyderabad-500004, Email: [hydlcrd@federalbank.co.in](mailto:hydlcrd@federalbank.co.in) with their tender, quoting the price offered by them in a sealed cover along with KYC Details (PAN & AADHAR) and Demand Draft/RTGS details favoring The Federal Bank Ltd. payable at Hyderabad (RTGS details: The Federal Bank Ltd, Br. LCRD Hyderabad Division, Account No. 06012200000015 IFSC Code FDRL0000601.)**
- 4. Auction sale/bidding would be only through "online electronic bidding" process through the website <https://www.bankeauctions.com>**
- 5. Last date for the submitting sealed tender/cover with EMD (Earnest Money Deposit) is **28/05/2025** before 12:00 Noon.**
- 6. The date and time of auction is on **28/05/2025** between **01:00 PM – 01:30 PM** with unlimited extension of 5 minutes each.**
- 7. The intending bidders shall hold a valid e-mail address and register their names at portal and get their user id and password free of cost from M/s. C1 India Pvt Ltd (website: <https://www.bankeauctions.com>), whereupon they would be allowed to participate in online e-auction.**
- 8. The prospective bidders may avail online training on e-auction from M/s. C1 India Pvt Ltd (website: [www.c1india.com](http://www.c1india.com)) 3<sup>rd</sup> Floor, Plot No. 68, Sector-44, Gurgaon, Haryana Pin: 122003.**
- 9. The Bank / M/s. C1 India Pvt Ltd shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the cause.**
- 10. The auction would commence at the reserve price as mentioned above and after opening the sealed tenders/covers. Bidders shall improve their offers in multiples of ₹.1,00,000/- (Rupees One Lakhs Only). Any increase in the bid amount over and above the reserve price should be in the multiples of ₹.1,00,000/-.**
- 11. All the payments shall be made in the form of DD drawn in favour of The Federal Bank Ltd, payable at Hyderabad or by way of RTGS, Bank details are: The Federal Bank Ltd, LCRD/Hyderabad Division, Account No. 06012200000015, IFSC Code FDRL0000601.**
- 12. EMD amount shall be adjusted in case of the highest/successful bidder, otherwise refunded within two working days of finalisation of sale. The EMD shall not carry any interest.**
- 13. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid. The intending purchasers can inspect the property with prior appointment at his/her own expenses on 15-05-2025 between 11:00 AM to 01:00 PM and the intending purchasers who wish to inspect the property and/or for further Details/conditions may contact LCRD/Hyderabad Division (9703184644, 9550412226, 8951644789;)**

14. The successful bidder shall deposit 25% of the bid amount / sale price on the same day on acceptance of his tender / offer by the Bank or not later than the next working day and the balance 75% within 15 days, failing which the entire deposit made by him/her shall be forfeited without any notice and the property concerned will be re-sold.
15. The successful bidder shall bear the entire charges/fees payable for conveyance such as stamp duty, registration fee etc as applicable as per law. The buyer should satisfy himself/herself/itself as to the title, ownership, statutory approvals, extent etc of the properties before participation in the auction. The buyer shall bear dues payable to association/maintenance dues, electricity dues, property tax etc to any statutory bodies.
16. The borrowers/co-obligants obtained loan from Federal Bank, Chittoor Branch by mortgaging the security property in the year 2022 vide MOD. Document No.12603/2022 of SRO Chittoor (R.O), on the date of mortgage, there were no encumbrances over the security property; however, the intending bidders should make their own independent inquiries regarding the encumbrance, title of property put on auction and claims/rights/dues/affecting the property prior to submitting their bid. The auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Bank. The property being sold with all the existing and future encumbrance whether known or unknown to the Bank. The Authorised officer/secured creditor shall not be responsible in any way for any third-party claims/rights/dues.
17. The Physical possession of the property shall be handed over to the Successful bidder only after completion of all the legal formalities. The Bank shall neither be responsible for any delay in this regard nor liable for payment of any interest on the deposited amount.
18. The Authorised officer has the absolute right to accept or reject the bid/all or any bid including the highest bid or adjourn/postpone the sale without assigning any reason. The decision of the Authorised Officer/Bank shall be final.
19. The Stamp Duty, Registration Charges, etc. as per relevant laws for the sale certificate shall be borne by the successful bidder. The Sale Certificate will not be issued pendency of any stay by the DRT/DRAT against the Bank/issuance of Sale Certificate. The deposit made by the successful bidder, pending execution of Sale Certificate, will be kept in non-interest-bearing account. No request for return of deposit either in part or full/cancellation of sale will be entertained.
20. The sale certificate shall be issued after receipt of entire sale consideration and confirmation of sale by secured creditor. The sale certificate shall be issued in the name of the successful bidder. No request for change of name in the sale certificate other than the person who submitted the bid/participated in the Auction will be entertained.
21. This sale will attract the provisions of sec 194-IA of the income Tax Act as applicable.
22. The borrowers/guarantors named above may treat this as statutory notice stipulated in Rule 8 (6) and Rule 9(1) of the said rules and pay the secured debt in full to avoid the sale of property.

**For The Federal Bank Ltd.**

**Dated this the 23<sup>rd</sup> day of April 2025 at Hyderabad**

**(Authorised Officer under SARFAESI Act).**