

EKMLCRD/SM/EKMO/SAR 4397/SALE NOTICE/ /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 **15-06-2023**, calling upon the borrowers namely **1) Smt Sajini Irshad**, W/o Mytheen Kunju Irshad alias Mydheenkunju Irshad, Kandathil Veedu, Kayamkulam PO, Alappuzha – 690 502 **2) Sri Mytheen Kunju Irshad**, S/o Mytheen Kunju, Kandathil Veedu, Kayamkulam P O, Alappuzha – 690 502 to repay the amount mentioned in the notice being ₹ 33,94,359.87 (Rupees Thirty Three Lakh Ninety Four Thousand Three Hundred and Fifty Nine, paise Eighty Seven only) due from you jointly and severally as on 05.06.2023 under your HLE loan with number 20037300000211 maintained with **Kundannoor** branch of the Bank, 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 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 **11-10-2023** by issuing notices to the borrowers/defaulters and public, and publication thereof in newspapers as contemplated under the said Act and Rules. Physical/actual possession was taken on **07-02-2025** as per the provision of SARFAESI Act.

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 described herein below on the **25th day of June 2025** on "AS IS WHERE IS" "AS IS WHAT IS" and "WHATEVER THERE IS" basis under Rules 8 & 9 of the said Rules for realizing the sum of ₹39,44,590/- (Rupees Thirty Nine Lakh Forty Four Thousand Five Hundred and Ninety only) as on 30-05-2025 due under the HLE loan with number 20037300000211 together with further interest, cost and other charges till realization and thus the undersigned being the Authorised Officer of the Bank hereby invites from interested parties, the sealed tenders for purchasing the property subject to the terms and conditions mentioned hereunder.

DESCRIPTION OF THE IMMOVABLE PROPERTY

All the piece and parcel of 1/8 of undivided share in the land having an extent admeasuring **4.11 Ares** together with **Flat No.B1, Bearing Door No.39/52 in 1st Floor of Sky Wings Apartment having a built up area of 1050 Sq. Ft,** and all other improvements thereon comprised in **Sy no. 109/4B, of Edappally North Village, Kanayannur Taluk,** Ernakulam District, Kerala State within the registration Sub District of Edappally, bounded as per title deed on East by: Property belongs to George, West by: Property belonging to Kurian, North by: Mattathiparambu and Thodu and South by: Property belonging to George and 4.0 meters wide private road and bounded as per location sketch as on East by: Property of George, West by: Property of Kurian, North by: Thodu and South by: Vazhi and Property of George.

Terms and Conditions

- 1) The property described above will be sold on "AS IS WHERE IS" "AS IS WHAT IS" and "WHATEVER THERE IS" basis for an amount not below the **Reserve price of ₹ 40,00,000/- (Rupees Forty Lakh Only)**
- 2) The intending purchasers shall submit /send to the undersigned their tender quoting the price offered by them in sealed cover along with a Demand Draft favoring The Federal bank Limited payable at Ernakulam/ RTGS to The Federal Bank Ltd, Br. LCRD Ernakulam Division, Bank Account No. 14350051030003, IFSC: FDRL0001435 for **₹ 4,00,000/- (Rupees Four Lakh Only)** being earnest money deposit (**EMD**) equivalent to 10% of the Reserve Price of the properties, which is refundable if the tender is not accepted.
- 3) Tenders which are not duly sealed and are not accompanied by Demand Draft/RTGS Details as afore stated will be summarily rejected.
- 4) The sealed covers containing tender with Demand Draft/ RTGS fund transfer details shall reach the undersigned latest by 5.00 PM on **24-06-2025**.
- 5) The intending purchasers / their authorized representatives shall be present along with valid photo identity proof before the undersigned at his office on **25-06-2025 at 11.00 AM when the tenders will be opened**. In case where the tender is submitted by an incorporated company/Partnership firm/Trust, the person representing such company Partnership firm/Trust shall produce true copy of resolution/authorization from the Company/Partnership firm/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. In case of inter se bidding, the minimum bid multiplier amount is fixed at **₹ 10,000/- (Rupees Ten Thousand only)**.
- 7) The Immovable property mentioned above can be sold through private treaty also subject to the provisions under the SARFAESI Act and other prevailing laws.
- 8) 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.

- 9) 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 to The Federal Bank Ltd, Br. LCRD Ernakulam Division, Bank Account No. 14350051030003, IFSC: FDRL0001435.
- 10) The successful bidder shall bear the entire charges / fees payable for conveyance such as stamp duty, registration fee etc. as applicable as per law.
- 11) No 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/dues, if any should be cleared by the purchaser of the property.
- 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 property between 02.00PM and 04.00PM on working days till **24-06-2025** with prior intimation to the undersigned.
- 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 0484-2201013 or at 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-notice>.
- 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 30th day of May 2025 at Ernakulam.

For The Federal Bank Ltd.,

Manoj Thomas
Assistant Vice President
(Authorized Officer under SARFAESI Act)