

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 20-09-2022 calling upon the borrower(s) and / or guarantor (s) and / or defaulters (1) Smt. Sujitha S, D/o Mr. Selvaraj G, (2). Sri. Selvaraj G, S/o Gurusamy, both residing at No.3, A Block, 10th Floor, A Block, Thaisha AIS Complex, West Natesan Nagar, Virugambakkam, Chennai-600092, Tamil Nadu State. to pay the amount mentioned in the notice being **Rs.70,26,683.90 (Rupees Seventy Lakh Twenty Six Thousand Six Hundred Eighty Three and Paise Ninety only)** consisting of Rs.69,49,914.90 in the Federal Housing Loan Account No 16117300000738 and Rs.76,769/- in the Term Loan account No 16117600002459 together with future interests till the date of payment and costs and other charges 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 07-01-2023 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 **29th May 2024** the property described herein below on "As is where is", "As is what is" and "Whatever there is" under Rules 8 & 9 of the said Rules for realizing the dues of **Rs. 84,90,029.10** as on 29-05-2024 consisting of Rs. 83,95,123.83 in Housing Loan together with interest at the contractual rate of 12.30% p.a. with monthly rests and Rs. 94,905.27 in term loan (Personal Loan- Asset Guard) together with interest at the contractual rate of 13.25% p.a. with monthly rests from 30-05-2024 till realization and thus the undersigned hereby invites from interested parties the sealed tenders for purchasing the property subject to the terms and conditions mentioned hereunder.

SL. NO.	DISCRIPTION OF THE IMMOVEABLE PROPERTY	RESERVE PRICE	EMD AMOUNT
1	All that piece and parcel of the residential flat admeasuring 1175 Sq. ft bearing Flat No.FF6 in a residential complex known as "AAKRITHI" on the Fourth Floor together with 412 Sq. ft. of undivided share in landed property admeasuring 9,450 Sq. ft. or thereabouts, situated in Venkateswara Nagar Extension, West Tambaram, Varadharajapuram Village, Sriperumbudur Taluk, Kancheepuram District, comprised in old Survey Nos. 380/1B1A, 380/1B1B, 380/1B1C, and 380/1B1D, New Survey No.380/1B/1A1 bearing Plot Nos. 170-A, 170-B, 171- A and 171-B, bearing new Patta No.10263 and bounded on the North by lands in S.No.381, South by Road, East by Plot No.169 and West by Plot No.172 admeasuring on the Northern side- 105 feet, on the Southern side- 105 feet, on the Eastern side- 90 feet and on the Western side- 90 feet	Rs.32,00,000 /-	Rs.3,20,000/-

Terms and Conditions

- a. The reserve price below which the property will not be sold is mentioned above.
- 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 favouring The Federal Bank Ltd. payable at Chennai for **Rs. 3,20,000/-** being earnest money equivalent to 10 % of the Reserve Price of the property concerned, which is refundable if the tender is not accepted.
- c. Bids shall be submitted in the multiples of Rs.10,000/- over and above the reserve price.
- d. Tenders in respect of the property along with the demand draft for earnest money shall be submitted separately. The Tenders which are not duly sealed and are not accompanied by Demand Draft as afore stated will be summarily rejected.
- e. The sealed covers containing tender shall reach the undersigned before **1:00 PM on 29th May 2024**.
- f. The intending purchasers shall be present before the undersigned valid photo identity proof at his office on **29th May 2024 at 03.00 PM** when the tenders will be opened.
- g. 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.
- 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 but not later than next working day 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. All payments shall be made by way of Demand Draft drawn in favour of The Federal Bank Ltd. payable at Chennai or by RTGS/NEFT (A/c No. 1408220000026, IFSC: FDRL0001408).
- j. The successful bidder shall bear the entire charges / fees payable for conveyance such as stamp duty, Registration fee etc. as applicable as per Law.
- k. 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. The society charges and the other encumbrances, if any should be cleared by the purchaser of the property.
- l. The tenders offering price below the Reserve Price mentioned above will be rejected.
- m. 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.
- n. The intending purchasers can inspect the properties between **10.00 AM and 1:00 PM on 14th May 2024**. The intending purchasers who wish to inspect the property and / or know further details/ conditions may contact the Authorised Officer at his above address.
- o. The buyer should satisfy himself/herself/itself as to the title, ownership, statutory approvals, extend etc of the property, before participation in the auction.

NB: -The borrowers named above may treat this as notice of Thirty days as stipulated in Rule 8 (6) of the said Rules and pay the secured debt in full to avoid sale of the properties.

Dated this the 24th day of April 2024 at Chennai.

For The Federal Bank Ltd.

**Ast. Vice President
(Authorised Officer under SARFAESI Act)**