

KKDLCRD/AM/SUB/ SALE/ /2023-24

Date: 05/03/2024

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 09/12/2022 calling upon the borrower(s) and / or guarantor (s) and / or defaulters (1) Mr. Benoy T V, S/o Kunhu Varkey, Thandekkattu House, Mylampady P O, Meenangadi, Wayanad District, Kerala, PIN - 673591, 2) Mrs. Jisha, W/o Benoy T V, Thandekkattu House, Athinllam, Krishnagiri P O, Wayanad District, Kerala, PIN – 673591, 3) Mr. Joy T V, S/o Varkey Kunju, Thandekkattu, Krishnagiri P O, Meenangadi, Wayanad District, Kerala, PIN - 673591, 4) Mrs. Thankamma alias Mariamma, W/o Varkkikunhu, Thandekkat House, Krishnagiri, Mylampady P O, Meenangadi, Wayanad District, Kerala, PIN - 673591, 5) Mr. Johny T V, S/o Varkey Kunju T V, Thandekkattu, Rock Valley Housing Colony, Ambalavayal, Wayanad, Kerala, PIN-673591, 6) Mrs. Lilykutty Joy, W/o Joy Philipose, Padinjaredathu, Mannathoor P O, Thirumarady, Ernakulam, Kerala, PIN- 686667, 7) Mr. Byju T V, S/o Varkey Kunju, Thandekkattu House, Athinllam, Krishnagiri P O, Wayanad District, Kerala, PIN – 673591, 8) Mrs. Beena Roy, W/o Roy George K, Vattakunnel Kizhakkayil, Collectorate P O, Kottayam, Kerala, PIN686002 to pay the amount mentioned in the notice being (1) Rs 4,31,91,812/- (Rupees Four Crore Thirty One Lakh Ninety One Thousand Eight Hundred and Twelve only) due from you as on 06.12.2022 under your CC limit with number 10695500000364 (2) Rs 46,06,377.96 (Rupees Forty Six Lakh Six Thousand Three Hundred and Seventy Seven, paise Ninety Six only) due from you as on 01.11.2022 under your FKCC limit with number 10695500006056 (3) Rs 88,44,896.14 (Rupees Eighty Eight Lakh Forty Four Thousand Eight Hundred and Ninety Six, paise Fourteen only) due from you as on 13.11.2022 under your GECL loan with number 10696900102057 (4)Rs 66,02,843/- (Rupees Sixty Six Lakh Two Thousand Eight Hundred and Forty Three only) due from you as on 30.11.2022 under your GECL-EXT loan with number 10696900102495 together with interest and costs thereon at such applicable rates, availed of by them from our Br. Sulthanbathery 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 21/02/2023 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 defaulters and general public that the Bank has decided to sell on **27th March, 2024** the property described herein below on " AS IS WHERE IS BASIS " under Rules 8 & 9 of the said Rules for realizing the dues of (1) Rs 3,71,79,091/- (Rupees Three crore seventy one lakhs seventy nine thousand and ninety one only) as on 27/03/2024 along with future interest @ 13.50 % per annum with monthly rests along with 4% overdue interest from 28/03/2024 till realization under the Loan Account No.10695500000364 (2) Rs 15,20,256/- (Rupees Fifteen lakhs twenty thousand two hundred and fifty six only) as on 27/03/2024 along with future interest @ 13.70 % per annum with yearly rests along with 4% overdue interest from 28/03/2024 till realization under the Loan Account No.10695500006056 (3) Rs 1,02,94,008/14 (Rupees One crore two lakh ninety four thousand and eight and paise fourteen only) as on 27/03/2024 along with future interest @ 09.25 % per annum with monthly rests along with 4% overdue interest from 28/03/2024 till realization under the Loan Account No.10696900102057 (4) Rs 74,95,921/- (Rupees Seventy four lakh ninety five thousand nine hundred and twenty one only) as on 27/03/2024 along with future interest @ 9.25 % per annum with monthly rests along with 4% overdue interest from 28/03/2024 till realization under the Loan Account No.10696900102495 and thus the undersigned hereby invites from interested parties the sealed tenders for purchasing the property subject to the terms and conditions mentioned hereunder. (A sum of Rs 66,61,825/- (Rupees Sixty six lakhs sixty one thousand eight hundred and twenty five only) is due as on 27/03/2024 under FKCC Loan A/c No 10695500113258 and Bank reserves the right to realise the said amount also from the sale proceeds.)

DESCRIPTION OF THE PROPERTY

1. 11.60 Ares (28.66 cents) of land along with all other improvements thereon comprised in Re-Sy no. 192/4 and 5 Re.Sy. Block No.22 (Old Sy no. 34/1A1A), of Purakadi Village, Sulthanbathery Taluk, Wayanad District, Kerala State within the registration Sub District of Sulthanbathery, bounded as per title deed on East by: Property of Sabu Kuriakose, West by: Panchayath Road, North by: Properties of Mariamma and James and South by: Properties of Sabu Kuriakose, Liju and Shaji more particularly described in Settlement Deed No 3210/1/2021 dated 17/09/2021 of SRO Sulthanbathery.

2. 0.0202 Ha (2.02 Ares) (5 cents) together with all other improvements thereon comprised in Re-Sy no.192/16 (Old Sy no.501/2), Block no.22 of Purakadi Village, Sulthanbathery Taluk, Wayanad District, Kerala State within the registration Sub District of Sulthanbathery, bounded as per location sketch on East by: Poss. Of Vavix Society Press, West by: Possession of Thandekkattu Thankamma alias Mariamma, North by: National Highway 766 and South by: Poss. of Thandekkattu Thankamma alias Mariamma more particularly described in Sale Deed No 2934/1994 dated 28/07/1994 of SRO Sulthanbathery.
3. 13.35 Ares (33 cents) together with all other improvements thereon comprised in Re Sy No 192/15 (old Sy no.68/2), of Purakadi Village, Sulthanbathery Taluk, Wayanad District, Kerala State within the registration Sub District of Vythiri, bounded as per location sketch on East by: Sabu, West by: Property of Theriyambath Balakrishnan Nair, North by: Bathery - Kalpetta Main road and South by: Thankamma and others more particularly described in Gift Deed No 1326/1956 dated 05/07/1956 of SRO Vythiri.
4. 37.23 Ares (92 cents) together with all other improvements thereon comprised in Re-Sy No.192/15 (Old Sy no. 501/1), of Purakadi Village, Sulthanbathery Taluk, Wayanad District, Kerala State within the registration Sub District of Vythiri, bounded as per location sketch on East by: Property of Sabu, West by: Property of Theriyambath Balakrishnan Nair, North by: Bathery- Kalpetta Main road and South by: Property of Thankamma and others more particularly described in Gift Deed No 1326/1956 dated 05/07/1956 of SRO Vythiri.
- (SI No 1 to 4 properties are lying contiguously)

Terms and Conditions

- a. The reserve price below which the property will not be sold is **Rs. 10,70,88,750/- (Rupees Ten crore seventy lakhs eighty eight thousand seven hundred and fifty 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 10692200000018 IFSC Code FDRL0001069 of Br. Sulthanbathery for Rs 1,07,09,000/- (Rupees One crore seven lakhs nine 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 26th March,2024.**

- e. The intending purchasers shall be present before the undersigned at his office at **10AM** on **27th March, 2024** 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, 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 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 22/03/2024 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, 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. 5,00,000/-.

Dated this the 05th day of March, 2024 .

Place: Kozhikode

For The Federal Bank Ltd.,

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