

KTMB/SKKS/SEPF1841/2023

25.08.2023

Regd / Speed Post with A/D

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 **27/04/2021** calling upon the borrowers

1. M/s. B B Agencies, represented by Partners a) Mr. Shajan Mathew, S/o. Mathew, Valuparamabil Building, Chingavanam-P.O., Kottayam District, Kerala State - 686 531 Also at Puthengadi Thiruvathukkal Road, near Eruthikkal Road, Kottaym Collectorate-P.O. , Kottayam District, Kerala State - 686 002 Also at Vadakke Arackal House, Velluthuruthy, Kuzhimattom-P.O., Kottayam District, Kerala State - 686 533 b) Mrs. Ancy Shajan, W/o. Shajan Mathew, Valuparamabil Building, Chingavanam-P.O., Kottayam District, Kerala State - 686 531 Also at Puthengadi Thiruvathukkal Road, near Eruthikkal Road, Kottaym Collectorate-P.O. , Kottayam District, Kerala State - 686 002 Also at Vadakke Arackal House, Velluthuruthy, Kuzhimattom-P.O., Kottayam District, Kerala State - 686 533
2. Mr. Shajan Mathew, S/o. Mathew, Vadakke Arackal House, Velluthuruthy, Kuzhimattom-P.O., Kottayam District, kerala State - 686 533
3. Mrs. Ancy Shajan, W/o. Shajan Mathew, Vadakke Arackal House, Velluthuruthy, Kuzhimattom-P.O., Kottayam District, kerala State - 686 533

to pay the amount mentioned in the notice being **Rs. 1,61,95,599/- (Rupees One crore Sixtyone lakhs Ninetyfive thousand Five hundred and Ninetynine only)** as on **27/04/2021** as described below plus cost and other expenses and further interest @ as described below per annum with monthly rest (inclusive of penal interest) from **28/04/2021** as described below till date of payment being the amount due under the loan availed of by them from our **Br. Kottayam** within 60 days from the date of receipt of the said notice.

Sl. No.	Account Number	Dues as on 27/04/2021	% of Interest rate
1	10255500005325	Rs.1,33,09,695/-	19%
2	10256900063120	Rs.28,85,904/-	19.15%

Whereas the borrower(s) / coobligant(s) / guarantors (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 **06.10.2021** by issuing a notice to the borrowers/defaulters and general public and publication thereof in news papers 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 September, 2023**, the property described herein

below on under Rules 8 & 9 of the said Rules for realizing the dues of **Rs. 2,45,95,443/- (Rupees Two crore Fortyfive lakhs Ninetyfive thousand Four hundred and Fortythree only)** as on **29-09-2023** with future interest from **30-09-2023** till realization on as is where is, whatever there is & what ever it is basis and thus the undersigned hereby invites from interested parties the sealed tenders for purchasing the property subject to the terms and conditions mentioned hereunder.

Description of the mortgaged properties/secured assets

1. All that piece and parcel of the landed property measuring 2.60 Ares in Re. Survey No.: 43, Block 141 of Kottayam Village, Kottayam Taluk, Kottayam District along with building existing and/or to be constructed with all other improvements thereon bounded on East by property of Govinda Warriar, South by Eruthikkal Wariar, West by property of Balakrishnan Nair and North by Road
2. All that piece and parcel of the landed property measuring 4.05 Ares in Re. Survey No.: 448/10, Block 20 of Panachikkadu Village, Kottayam Taluk, Kottayam District along with building existing and/or to be constructed with all other improvements thereon bounded on East by Mattakkattu property, South by Chaluvellil property, West by Road and North by Road

Terms and Conditions

- a.** The reserve price below which the properties will not be sold are **(Properties will be sold in separate lot)**

Property	Reserve Price	Earnest Money Deposit (EMD)
1	Rs. 25,00,000/-	Rs. 2,50,000/-
2	Rs. 52,19,000/-	Rs. 5,21,900/-

- b. The intending purchasers shall submit /send to the undersigned their tender **SEPERATELY FOR EACH PROPERTIES** quoting the price offered by them in a sealed cover along with a Demand Draft favoring The Federal Bank Ltd. payable at Kottayam **SEPERATELY for EACH PROPERTIES** 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 as afore stated will be summarily rejected.
- d. The sealed covers containing tender shall reach the undersigned before **4.30 PM. on 28th September, 2023.**
- e. The intending purchasers shall be present before the undersigned at his office on **29th September, 2023 at 10.00 am for Property No: 1 & 11.00 am for property No: 2** when the tenders will be opened.
- f. After opening the tender, the intending bidders may be given opportunity at the discretion of the authorized officer to have, interse bidding among themselves to enhance the price.
- g. 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. The authorized officer reserves his right to modify the terms of payment
- h. All payments shall be made by way of Demand Draft drawn in favor of The Federal Bank Ltd. payable at Kottayam.
- i. The successful bidder shall bear the entire charges / fees payable for conveyance such as stamp duty, TDS, Registration fee etc. as applicable as per Law.
- j. 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. Other encumbrances, if any should be cleared by the purchaser of the property.
- 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 properties between **10 AM and 3.00 PM on 26th Sep, 2023 for Property No: 1 & 25th Sep, 2023 for Property No: 2.**
- n. The intending purchasers who wish to know further details / conditions may contact the Authorised Officer at his above address or visit Bank's official website i.e. **<https://www.federalbank.co.in/web/guest/tender-notices>**
- 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.
- p. If any of the dates mentioned above happens to be a Bank holiday, the very next Bank working day will be considered for that particular event and related events.
- q. In case of inter se bidding, the minimum bid multiplier amount is fixed as Rs.10,000/-

Kottayam

For The Federal Bank Ltd.

(Authorised Officer under SARFAESI Act).