



Loan Collection and Recovery Department- Mavelikkara Division

MVKLCRD/QLNB/NPA 3759/

/2024-25

Date: 07/05/2024

REGD POST 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 21/12/2022 calling upon the borrower(s) and/or guarantor(s) and/or defaulter(s) (1) Smt. Bindu Kumari, W/o. Late Anil kumar N., Anandhoos, Alummoodu P.O., Naduvilakkara, St. Jude Nagar, Mukhathala, Kollam, Kerala, 691 577, (2) Smt. Anandhamma, W/o. Nanupillai, Anandhoos, Alummoodu P.O., Naduvilakkara, St. Jude Nagar, Mukhathala, Kollam, Kerala, 691 577, (3) Shri. Anandu Anil, S/o. Late Anil Kumar N., Anandhoos, Alummoodu P.O., Naduvilakkara, St. Jude Nagar, Mukhathala, Kollam, Kerala, 691 577 and (4) Shri. Nandu Anil, S/o. Late Anil Kumar N., Anandhoos, Alummoodu P.O., Naduvilakkara, St. Jude Nagar, Mukhathala, Kollam, Kerala, 691 577 to pay the amount mentioned in the notice being (1) ₹ 31,38,465/- (Rupees Thirty One Lakh Thirty Eight Thousand Four Hundred and Sixty Five only) as on 06.12.2022 under your ODCC limit with number 14595500002400, (2) ₹ 17,39,482/- (Rupees Seventeen Lakh Thirty Nine Thousand Four Hundred and Eighty Two only) as on 12.12.2022 under your Term Loan with number 14596900002669, and (3) ₹ 7,20,156.78 (Rupees Seven Lakh Twenty Thousand One Hundred and Fifty Six, paise Seventy Eight only) is due as on 16.12.2022 under your GECL loan with number 14596900002966 with branch Kollam/Polayathode 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 properties 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 16/05/2023 by issuing a notice to the

borrowers/defaulters and general public and publication thereof in newspapers as contemplated under the said Act and Rules. Thereafter actual eviction was effected on 06.12.2023.

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 **11th June 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 total dues of (1) ₹ 40,56,362/- (Rupees Forty Lakhs Fifty Six Thousand Three Hundred and Sixty Two only) under ODCC limit with number 14595500002400, (2) ₹ 22,23,338/- (Rupees Twenty Two Lakhs Twenty Three Thousand Three Hundred and Thirty Eight only) under Term Loan with number 14596900002669 and (3) ₹ 8,52,960/- (Rupees Eight Lakhs Fifty Two Thousand Nine Hundred and Sixty only) under GECL loan with number 14596900002966 as on date of sale with further interest, cost and other charges 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.

DESCRIPTION OF THE PROPERTY

All the piece and parcel of the land measuring **3.65 Ares** together with building existing and/or to be constructed and all other improvements thereon comprised in Re-Sy no. 404/8-3 (Old Sy no. 1572/4), Block No. 22 of Thrikkovilvattom Village, Kollam Taluk, Kollam District, Kerala State within the registration Sub District of Kannanalloor, bounded on **East by:** Property of Sunil Kumar, **West by:** Property of Indira Amma, **North by:** Pathway and **South by:** Property of Sarasamma.

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 and the property will be sold for an amount **above the reserve price of ₹ 69,97,000/- (Rupees Sixty Nine Lakhs Ninety Seven Thousand only)**.
2. The intending purchasers shall submit/send to the undersigned their tender quoting the price offered by them (**the amount quoted shall be above the reserve price fixed**) in sealed cover along with a Demand Draft/ Proof of RTGS of **₹ 6,99,700/- (Rupees Six Lakhs Ninety Nine Thousand Seven Hundred only)** favoring The Federal Bank Ltd. payable at Mavelikkara/RTGS Account – Current Account General, A/c No. 14592200000057, IFSC – FDRL0001459, Kollam/Polayathode Branch, the earnest money deposit (EMD) equivalent to 10% of the Reserve Price of the property, which is refundable if the tender is not accepted.

3. The Demand Draft/ Proof of RTGS for EMD shall be sent/ handed over to the undersigned separately along with the envelope containing the tender under acknowledgement. Tenders which are not duly sealed and are not accompanied by Demand Draft/ Proof of RTGS as afore stated will be summarily rejected.
4. The sealed covers containing tender shall reach the undersigned before **05.00 PM on 10th June 2024.**
5. The intending purchasers/their authorized representatives shall be present along with valid photo identity proof before the undersigned at his office on 11th **June, 2024 at 10.00 A.M** when the tenders will be opened.
6. After opening the tender, the intending bidders may be given an opportunity at the discretion of the authorized officer to have, interse bidding among themselves to enhance the price.
7. 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 offer price. The successful bidder shall deposit 25% of the bid amount/sale price inclusive of the EMD immediately on acceptance of his/her 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 the 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.
8. All payments shall be made by way of Demand Draft drawn in favor of The Federal Bank Ltd. payable at Mavelikara or through RTGS (Account – Current Account General, A/c No. 14592200000057, IFSC – FDRL0001459, Kollam/Polayathode Branch).
9. The successful bidder shall bear the entire charges / fees payable for conveyance such as stamp duty, Registration fee etc. as applicable as per Law.
10. In the EC dated 10/11/2023 an attachment order from Hon'ble Additional Sub Court Kollam dated 12/09/2023 is seen reflected, which is subsequent to the mortgage in favour of the bank. No other 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 encumbrances, if any should be cleared by the purchaser of the properties.

11. The tenders offering price below the Reserve Price mentioned above will be rejected.
12. 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.
13. The intending purchasers can inspect the property on 07/06/2024 at 3.00 pm to 4.00 pm under prior intimation to the undersigned. The intending purchasers who wish to inspect the property and / or know further details / conditions may contact the Authorized Officer at his below address/email.
14. The buyer should satisfy himself/herself/itself as to the title, ownership, statutory approvals, extend etc of the property, before participation in the auction.
15. 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.

Dated this the 7th day of May 2024 at Mavelikara.

For The Federal Bank Ltd.,

Deputy Vice President 1 & Division Head
(Authorised Officer under SARFAESI Act)