

BGRLCRD/BGRQ/17S/Sale Notice-2/

/2023-24

16th March 2024

SALE NOTICE
(Sale through e-auction only)

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 18/04/2023 calling upon the borrower(s) and / or guarantor (s) and / or defaulters **(1) N Ramamurari Naidu alias Naka Ramamurari Naidu**, S/o Nakka Nellakantha alias Nakka Neelakantha, C/o Naka Neelakantham, Flat No.02, 1st Floor, Jayamooi Nagar, Vadarapura, Yelahanka, Bangalore, Karnataka – 560064 **(2) Neelima Naka**, W/o N Ramamurari Naidu, C/o Naka Neelakantham, Flat No.02, 1st Floor, Jayamooi Nagar, Vadarapura, Yelahanka, Bangalore, Karnataka – 560064, both are also residing at Villa No.14, Chaitanya La Grove, 1st Phase Row Houses, Brooke Field, Kundalahalli, Bangalore North, Bangalore Urban, Karnataka–560037 **(3) Nakka Neelakantha**, S/o Naka Murahari, Perupanga, Khilamunda, Perupanga, Rayagada, Odisha-765025 to pay the amount mentioned in the notice being (1) a sum of ₹ 3,23,67,835.19 (Rupees Three Crore Twenty Three Lakh Sixty Seven Thousand Eight Hundred and Thirty Five, paise Nineteen only) as on 10.04.2023 due under FHS loan with number 17697300000498, (2) a sum of ₹ 1,20,45,546.85 (Rupees One Crore Twenty Lakh Forty Five Thousand Five Hundred and Forty Six, paise Eighty Five only) as on 06.04.2023 due under Property Power (Home Plus Top Up Equity) Loan with number 17697600001014, (3) a sum of ₹ 88,51,508.30 (Rupees Eighty Eight Lakh Fifty One Thousand Five Hundred and Eight, paise Thirty only) as on 10.04.2023 due under FHS loan with number 17697300000522, (4) a sum of ₹.6,93,431/- (Rupees Six Lakh Ninety Three Thousand Four Hundred and Thirty One only) as on 10.04.2023 due under Federal Personal Loan Asset Guard with number 17697600001048 and (5) a sum of ₹ 47,21,709/- (Rupees Forty Seven Lakh Twenty One Thousand Seven Hundred and Nine only) as on 06.04.2023 due under Federal Home Plus Top Up Equity Loan with number 17697600001097 availed from our Br.Bangalore/HSR Layout together with interest and other charges thereon within 60 days from the date 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 01/08/2023 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 **25th April 2024** the property described herein below 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 dues of **₹.5,10,05,685.34 (Rupees Five Crore Ten Lakhs Five Thousand Six Hundred Eighty Five and Paise Thirty Four Only)**, due to the Federal Bank Ltd (Secured Creditor) comprising of (1) a sum of ₹.2,80,87,167.19 (Rupees



Two Crore Eighty Lakhs Eighty Seven Thousand One Hundred Sixty Seven and Paise Nineteen Only) as on 16/03/2024 is due under FHS loan with number 17697300000498, (2) a sum of ₹.1,05,15,422.85 (Rupees One Crore Five Lakhs Fifteen Thousand Four Hundred Twenty Two and Paise Eighty Five Only) as on 16/03/2024 is due under Property Power (Home Plus Top Up Equity) Loan with number 17697600001014, (3) a sum of ₹.76,77,494.30 (Rupees Seventy Six Lakhs Seventy Seven Thousand Four Hundred Ninety Four and Paise Thirty Only) as on 16/03/2024 is due under FHS loan with number 17697300000522, (4) a sum of ₹.6,05,431/- (Rupees Six Lakhs Five Thousand Four Hundred Thirty One Only) as on 16/03/2024 is due under Federal Personal Loan Asset Guard with number 17697600001048 and (5) a sum of ₹.41,20,170/- (Rupees Forty One Lakhs Twenty Thousand One Hundred Seventy Only) as on 16/03/2024 is due under Federal Home Plus Top Up Equity Loan with number 17697600001097 till realization plus further interest and charges and thus the undersigned hereby invites bids from interested parties for purchasing the property subject to the terms and conditions mentioned hereunder.

Description of the Immovable Property

Particulars of property	Reserve Price below which property will not be sold.	EMD Amount
All that piece and parcel of the property bearing BDA Site No 2C-326, in OMBR Layout, Bangalore, now assigned as BBMP Khatha No 2C-326, at OMBR Layout, Bangalore, Old Ward No.84, New Ward No.27, Old PID No 84-149-2C-326, New PID No 027-W0515-13, Situated at 2 nd Cross, opposite CMR College, Chikka Banaswadi Main Road, now falls under the administrative jurisdiction of Bruhat Bangalore Mahanagara Palike, Bangalore measuring East to West 12.20 Meters and North to South 18.20 Meters, totally admeasuring 222.04 Square Meters, along with building existing or to be constructed therein and bounded on East : Site No 2C-328, West : Site No 2C-324, North : 2 nd Cross Road and South : Site No 1AC-325 and 1AC-327.	Rs.4,50,00,000/- (Rupees Four Crore Fifty Lakhs Only)	Rs.45,00,000/- (Rupees Forty Five Lakhs Only)

Terms and Conditions

1. Auction sale/bidding would be only through "online electronic bidding" process through the website <https://federalbank.auctiontiger.net>
2. The property 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** as mentioned above.
2. Last date for the submission of documents with EMD (Earnest Money Deposit) is **23/04/2024** before 5.00 PM. EMD for the property is as mentioned above.
4. The date and time of auction is on **25/04/2024** between **11 am – 12.15 pm (IST)**, with unlimited extension of 5 minutes each.
5. The auction would commence at the reserve price as mentioned above. Bidders shall improve their offers in multiples of Rs.1,00,000/- (Rupees One Lakh Only). Any increase in the bid amount over and above the reserve price should be in the multiples of Rs.1,00,000/-.



6. The intending bidders shall hold a valid e-mail address and register their names at portal and get their user id and password free of cost from M/s. e-Procurement Technologies Ltd -Auction Tiger whereupon they would be allowed to participate in online e-auction.
7. The prospective bidders may avail online training on e-auction from M/s e-Procurement Technologies Limited - Auction Tiger, Ahmedabad, Helpline No. & email ID : 079- 68136880/68136837 & email – support@auctiontiger.net and Mr.Ram Sharma - 9978591888/9265562821/18 & email – ramprasad@auctiontiger.net.
8. All the payments shall be made in the form of DD drawn in favour of The Federal Bank Ltd, payable at Bangalore or by way of RTGS., Bank details are: The Federal Bank Ltd, LCRD/Bangalore Division, Account No.17630051030003, IFSC Code FDRL0001763.
9. The Bank / M/S. e-Procurement Technologies Ltd - Auction Tiger shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the cause.
10. EMD amount shall be adjusted in case of the highest/successful bidder, otherwise refunded within two working days of finalisation of sale. The EMD shall not carry any interest.
11. The intending purchasers who wish to inspect the property and/or for further Details/conditions may contact the undersigned in the below address or Sri.Karthik K R P, Sr.Manager & Branch Head, Br.Bangalore/HSR Layout, Mob: 9632221188. Details of the auction, sale, terms and condition etc are also available in our website <https://www.federalbank.co.in/web/guest/tender-notice>.
12. The intending purchasers can inspect the properties between 2 PM to 4 PM on the 15th April 2024 in consultation with the undersigned or Br.Bangalore/HSR Layout.
13. The highest/successful bidder shall deposit 25% of the amount of bid/purchase money adjusting the EMD already paid immediately on acceptance of his tender/offer by the Bank or not later than the next working day and the balance 75% within 15 days or such further time as permitted by the authorised officer in accordance with law, failing which the entire deposit made by him shall be forfeited without any notice and the property concerned will be resold.
14. The successful bidder shall bear the entire charges/fees payable for conveyance such as stamp duty, registration fee etc as applicable as per law.
15. 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, encumbrances, arrears of property tax, electricity charges, water charges, society charges, maintenance charges or any dues to the Government or anybody in respect of the properties under sale. Such dues if any on the property shall be cleared by the purchaser.
16. The Authorised officer has the absolute right to accept or reject the bid/all or any bid including the highest bid or adjourn/postpone the sale without assigning any reason. The decision of the Authorised Officer/Bank shall be final.
17. The buyer should satisfy himself/herself/itself as to the title, ownership, statutory approvals, extent etc of the properties before participation in the auction.
18. If any of the date mentioned above happen to be holiday/hartal/protest called by any political parties/association/groups which adversely affects the functioning of the Bank/ M/s. e-Procurement Technologies



Ltd – Auction Tiger the very next Bank working day may be considered for that event and related events including the date of auction/sale.

19. The property is put for sale subject to the provisions under the above Act/Rules and other prevailing laws.

16/03/2024
Bangalore



For The Federal Bank Ltd.

A handwritten signature in blue ink, appearing to read "Shri. Chhanna Sharma K".

(Authorised Officer under SARFAESI Act).
Shri. Chhanna Sharma K (SP5928)
Associate Vice President, Branch Head
LCRD/Bangalore Division