

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 **11.01.2022** calling upon the borrower(s) and / or guarantor (s) and / or defaulters:

1.Shibu Cheriyan S/o K V Cheriyan (2) Mrs.Gisha Shibu W/o Shibu Cheriyan A-45, Raju Park, Devli Road, Khanpur, New Delhi-110062, Also at Plot No. 151, Flat No.BS-4, Second Floor, Village Chattarpur, New Delhi to pay the amount mentioned in the notice being **₹8,08,678.48 (Rupees Eight Lakh Eight Thousand Six Hundred Seventy Eight and Paise Forty Eight only)** plus costs and other charges as on 11.01.2022 under Federal Housing Loan account 15457300001737 with NDL/Dwarka together with interest and costs thereon 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 symbolic 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 **02.03.2023** 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 physical possession of the property was taken on **25.09.2023**.

Whereas since the dues in respect of all the accounts are remaining unpaid 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 the property on **03.04.2024** 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 **Rs.10,83,966/- (Rupees Ten Lakh Eighty Three Thousand Nine Hundred Sixty Six Only) plus costs and other charges as on 13.03.2024 under the loan account No. 15457300001737** with future interest @ **12.75%** per annum with monthly rests plus penal interest @**2%** per from **13.03.2024** till realization plus costs and other charges 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 that piece and parcel of Flat No.BS-4 ,Second Floor, without Terrace rights admeasuring 700 Sq Feet ie 65.03 sq mtrs on Plot No.151 situated at Village Chattarpur, New Delhi bounded on the East by Road, South by Others Property, West by Others Property and North by Others Property.

Terms and Conditions

1. Auction sale/bidding would be only through "online electronic bidding" process through the website <https://bankeauctions.com>
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.
3. The **RESERVE PRICE of the property is Rs.15,64,000/-** and the **Earnest Money Deposit (EMD) is Rs.1,56,400/-**. The property will not be sold below the reserve price.
4. The **Earnest Money Deposit (EMD)** for the scheduled property is equivalent to 10% of the Reserve Price of the property, which is refundable if the tender is/are not accepted.
5. The Bid along with EMD and relevant KYC documents shall be submitted ONLINE/ at any Branch of Federal Bank, latest by **5.00 PM on 02.04.2024**. If the bid form is submitted by an incorporated company, the person representing such company shall submit / produce the true copy of resolution / authorization from the company.
6. Refer website <https://bankeauctions.com> for more details. Any bids and EMD submitted beyond the date and time referred above will not be entertained. The tenders offering price below the Reserve Price mentioned above will be rejected summarily.
7. The auction will be conducted online on **03.04.2024** between **11:00 AM and 1.00 PM** with unlimited extension of 5 minutes each.
1. The auction would commence above the reserve price mentioned above. Bidders shall improve their offers in multiples of **Rs.25,000/- (Rupees Twenty Five Thousand Only)** .
2. The intending bidders shall hold a valid e-mail address and register their names at the portal and get their user id and password free of cost from Bank's approved service provider **M/s C1 India Private Limited, Plot No. 68, 3rd Floor, Sector-44, Gurugram-122003, (Haryana)**, whereupon they would be allowed to participate in the online e-auction.
3. The prospective bidders may avail online training on e-auction from **M/s C1 India Private Limited**, Helpline Nos.: 7291981124, 7291981125, 7291981126 / 0124-4302000 & email ID—support@bankeauctions.com and **Mr. Mithalesh Kumar-7080804466 & email – delhi@c1india.com**
4. All payments shall be made through Demand Draft, EFT/NEFT/RTGS to **The Federal Bank Ltd, Br. Dwarka, Bank Account No. 15450051030004 , IFSC: FDRL0001545**.
5. The Bank / M/s C1 India Private Limited shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the cause.
6. The intending purchasers who wish to inspect the property and / or know further details / conditions may contact **Branch Dwarka, Building No 12, Sector 12A, New Delhi-110075 & LCRD Division, New Delhi, Upper Ground Floor, Federal Towers, 2/2, West Patel Nagar, New Delhi-110008, Mob No: 9920736296 & LCRD Division New Delhi Phone No. 011-40733978/80, Mobile No.9971564047**
7. Details of the auction sale, terms and conditions etc. are also available in our website, <https://www.federalbank.co.in/web/guest/tender-notices>.
8. The intending purchasers can inspect the properties between **12.00 PM and 4.00 PM** on any working day **upto 01.04.2024**.

9. The successful bidder of each Schedule property shall deposit 25% of the bid amount / sale price (inclusive of EMD) immediately i.e on the same day OR not later than next working day, as the case may be, from the culmination of E-auction /bidding on acceptance of the 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 law, failing which the entire deposit inclusive of EMD remitted shall be forfeited without any notice and the property will be re-sold.
10. The successful bidder shall bear the entire charges/fees payable for conveyance such as stamp duty, registration fee, NOC charges etc as applicable as per law.
11. **The borrower has filed SA266/2023 before DRT-II, Delhi which is pending disposal but no stay has been granted by DRT till date.**
12. No encumbrance or charge in respect of the properties have come to the notice of the Bank. The Bank will not be held responsible for any charge, lien, encumbrance, property tax or any other dues to the Government or anybody in respect of the properties under sale. The encumbrances, if any, should be cleared by the purchaser of the property.
13. The Authorised officer has the absolute right to accept or reject 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.
14. The buyer should satisfy himself/ herself / itself as to the title, extent, ownership, statutory approval etc., in respect of the property concerned before participating in the auction.
15. If any of the dates mentioned above happen to be a holiday/strike/protest called by any political parties/association/ groups which adversely affects the functioning of the Bank / **M/s C1 India Private Limited**, the very next Bank working day may be considered for related events including the date of auction/sale.
16. The properties are put for sale subject to the provisions under the above Act / Rules and other prevailing laws.

Dated this the 13th day of March 2024 at New Delhi

For The Federal Bank Ltd.,

(Authorised Officer under SARFAESI Act)