

**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 01/08/2022 calling upon the borrower(s) and / or guarantor (s) and / or defaulters **1. Sri. Karthikeyan S, S/o Sivagurunathan** and **2. Smt. Chitra S, D/o Sankar** both are residing at No.25/3, Pillayar Kovil Street Eldams Road, Murugan Temple, Teynampet, Chennai- 600018 to pay the amount mentioned in the notice being ₹2,90,81,026.39 (Rupees Two Crore Ninety Lakhs Eighty-One Thousand Twenty-Six and paise Thirty-Nine consisting of a) ₹1,90,17,374/- under the Term Loan (Federal Housing Loan) Account No 15217300000307 and b) ₹67,82,741.19 under the Term Loan (Federal Housing Loan) Account No 15217300000257, c) ₹21,39,501/- under the Term Loan (Home Plus Top up Equity) Account No 15217600000932, d) ₹8,13,668.20 under the Term Loan (Asset Guard) Account No 15217600001039 and e) ₹3,27,742/- under the Term Loan (Asset Guard) Account No 15217600000866 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 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 11.01.2023 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 guarantor (s) and / or defaulters and general public that the Bank has decided to sell on **11<sup>th</sup> September 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 dues totaling to a sum of ₹3,66,34,671.36 (Rupees Three Crore Sixty-Six Lakhs Thirty Four Thousand Six Hundred Seventy-One and paise Thirty Six only) as on 11-09-2024 as per the claim in the OA filed before DRT-2, Chennai consisting of a) ₹2,40,10,054.58 under the Term Loan (Federal Housing Loan) Account No 15217300000307 and b) ₹84,84,250.95 under the Term Loan (Federal Housing Loan) Account No 15217300000257, c) ₹27,75,104.72 under the Term Loan (Home Plus Top up Equity) Account No 15217600000932, d) ₹9,83,542.28 under the Term Loan (Asset Guard) Account No 15217600001039 and e) ₹3,81,718.83 under the Term Loan (Asset Guard) Account No 15217600000866 and interest thereon 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 landed property along with Residential Villa bearing No.A1, "Villa Gardenia", having a total super built up area of 2058 Sq. Ft with 1425 Sq. Ft of undivided share of land in 5700 Sq. Ft bearing Plot No. 28A, Vide Planning permit No. PPA/WDCN15/8867/2013 and Building Plan No. BA/WDCN15/8546/2013, Approval dated 30-12-2013, comprised in S. No. 602/2G (Covered by Old Patta No.118, New Patta No.911) and 602/2H (covered by Patta No. 475), New Patta No. 6272, as per Patta New Survey No. 602/2B12 in the layout formed and named as "CLASIC RETREAT", situated at Sholinganallur Village, Tambaram Taluk, Kancheepuram District, within the Registration District of Chennai- South and Sub Registration District of Neelangarai, bounded on the North by Plot No. 27A, South by Plot No. 29A, East by 20 Feet Road and West by Plot No. 33A.

**Terms and Conditions**

- a. The reserve price below which the property will not be sold is **Rs.1,54,00,000/- (Rupees One Crores and Fifty-Four Lakhs 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 Chennai for **Rs.15,40,000/- (Rupees Fifteen Lakhs and Forty 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. Bids shall be submitted in the multiples of Rs.25,000/- over and above the reserve price.
- c. Tenders in respect of each item of the property along with the demand draft for earnest money shall be submitted separately. The 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 **11.00 AM on 11<sup>th</sup> September 2024**.
- e. The intending purchasers shall be present before the undersigned valid photo identity proof at his office on **11<sup>th</sup> September 2024 at 12.00 PM** 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 but not later than next working day 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.
- h. All payments shall be made by way of Demand Draft drawn in favor of The Federal Bank Ltd. payable at Chennai or by RTGS/NEFT (A/c No. 14082200000026, IFSC: FDRL0001408).
- i. The successful bidder shall bear the entire charges / fees payable for conveyance such as stamp duty, Registration fee etc. as applicable as per Law.
- j. 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 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 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 **3:30 PM- 4:30 PM on 02-09-2024**. The intending purchasers who wish to inspect the property and / or know further details / conditions may contact the Authorised Officer at his above address.
- n. The buyer should satisfy himself/herself/itself as to the title, ownership, statutory approvals, extend etc of the property, before participation in the auction.

NB:-The borrowers named above may treat this as notice of 30 days as stipulated in Rule 8 (6) of the said Rules and pay the secured debt in full to avoid sale of the properties.

Dated this the 05<sup>th</sup> day of August 2024 at Chennai

**For The Federal Bank Ltd.**

**Deputy Vice President-I**  
**(Authorised Officer under SARFAESI Act)**