

SPEED POST/AD**NOTICE FOR SALE OF SECURITY PROPERTIES 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 Federal Bank Ltd (hereinafter referred to as 'the Bank') through its Authorised Officer under the Act issued a demand notice dated 07-12-2020 calling upon the borrowers/Gurantors/Legal heirs namely (1) M/s Conti Polymers (India) Private Limited, Building No.49/697, Kammathiparambil House, Elamakkara P.O., Ernakulam District-682 026, (2)Dr.Prakash Chandran Arackal, S/o Govinda Menon, Sankaran Nair, 49/697 Kammathparambil House, Elamakkara P.O., Ernakulam District-682 026 (3) Shri.Sudheesh S.R., S/o Sadasivan Govindan, 342, Karinganampallil, 25, Sasthamkovil, Karapuzha P.O., Kottayam-686 003 (4). Shri. M.P.Rajagopalan Nair @ Rajagopal M P, S/o Madhavan Nair, 44, Palamattathil Bharananganam P.O., Kottayam- 686 578 (5). Shri.K.A Jaleel, S/o Abdul Latheef, Kalarickal House, Kanjirapally P.O., Kottayam- 686 507, (6) Smt.S.R.Sunitha, D/o Late K. Radhamma, Karinganampalliyil House, Sasthamkovil, Karapuzha P.O., Kottayam-686 003 represented by Power of Attorney holder Shri.Sudheesh S R , (7) Smt.S.R.Sindhu, D/o Late K.Radhamma, Karinganampalliyil House, Sasthamkovil, Karapuzha P.O. Kottayam-686 003 represented by Power of Attorney holder Shri.Sudheesh S R, (8) Smt.S.R.Sreekala, D/o Late K.Radhamma, Karinganampalliyil House Sasthamkovil, Karapuzha P.O. Kottayam-686 003 represented by Power of Attorney holder Shri.Sudheesh S R, (9) Kum. Neeraja, D/o late S R Suja, Karingannampallil, Sasthamkovil, Karapuzha P O, Kottayam – 686 003 and (10). Master. Sooraj Krishna, S/o late S R Suja, Karingannampallil, Sasthamkovil, Karapuzha P O, Kottayam – 686 003 to repay the amount mentioned in the notice being Rs.2,47,78,684/- (Rupees Two Crore Forty Seven Lakh Seventy Eight Thousand Six Hundred Eighty Four Only) being the amount due under the credit facility availed from Aluva Bank Junction branch, together with interest and costs and other charges within 60 days from the date of receipt of the said notice.

Whereas the borrowers 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 security 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 14-09-2021 by issuing notices 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 borrowers and general public that the Bank has decided to sell on 10th February ,2022 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 Rs.3,13,86,773.00 (Rupees Three Crores Thirteen Lakh Eighty Six Thousand Seven Hundred And Seventy Three Only) as on 10-02-2022 with further interest,cost and other charges and thus the undersigned being the Authorised Officer of the Bank hereby invites from interested the sealed tenders for purchasing the property subject to the terms and conditions mentioned hereunder.

DESCRIPTION OF THE PROPERTY

- 1) All the piece and parcel of land measuring 2.48 ares (6.128 cents) and all improvements thereon in the name of Dr. Prakash Chandran Arackal situated in Kottayam Village, Kottayam Taluk, Kottayam District Kerala State comprised of
 - (a) 1.62 ares (4 cents) in Sy. No.76/7B/2 in Re.Sy. no. 86/2 in Block No. 156 and bounded (as per title deed) on the North by Property of Ramakrishna Pillai, South by property of Jyothi, East by Property of Shyamala and West by Property of Bhaskaran and
 - (b) 0.86 ares (2.128 cents) in Sy. No. 76/7B/2 in Re. Sy. No. 89 in Block No. 156 and bounded (as per title deed) on the North by Property of Ramakrishna Pillai, South by Pathway, East by Property of Kakkakam Parambu and West by Property of Shyamala.
- 2) All the piece and parcel of land measuring 2.33 ares (5.757 cents) of land and all improvements thereon in the name of Dr. Prakash Chandran Arackal situated in Sy. No.76/7B/1 in Re.sy No.86/1 in Block no. 156 of Kottayam Village, Kottayam Taluk, Kottayam District Kerala State bounded (as per title deed) on the North by Property of Shyamala, South by property of Kunhikuttan Nair, East by Property of Shyamala and West by Property of Bhaskaran Nair.
- 3) All the piece and parcel of land measuring 2.53 ares (6.252 cents) along with right of way as per Udampadi no. 3503/2009 and all improvements thereon in the name of Shri.Sudheesh S R situated in Sy No.75/13 A, Re. Sy. No. 3/2 in Block no. 156 of Kottayam Village, Kottayam Taluk, Kottayam District, bounded (as per title deed) on East by Property of Ansari Mansil Sheriffa Beevi, West by property of Gokulamadathil Mahadevan, South by property of M A Narayanan and North by property in Item No. A.
- 4) All the piece and parcel of land measuring 4.05 ares (10 cents) and all improvements thereon in the name of Smt. S R Sunitha, Smt. S R Sindhu, Smt. S R Sreekala along with late S R Suja situated in Sy No.75/13, Re. Sy. No. 3/1 in Block no. 156 of Kottayam Village, Kottayam Taluk, Kottayam District, bounded (as per title deed) on East by Property of Ansari Mansil Sheriffa Beevi, West by property of Kottal M Gopalakrishna Pillai and Gokula Madathil Mahadevaiyer, South by property in Item No. “B” Schedule and North by Municipal Road
- 5) All the piece and parcel of land measuring 17 ares (42 cents) and all improvements thereon in the name of Shri. M P Rajagopalan Nair @ Rajagopal M P situated in Sy No.15/10, Re. Sy. No.

376/8 in Block no. 36 of Bharanaganam Village, Meenachil Taluk, Kottayam District, bounded (as per title deed) on East by Property of M P Mangalam, West by property of Vadakkal Varkichan South by property of Thazhathedath and North by property in Item no. B.

- 6) All the piece and parcel of land measuring 2.02 ares (5.434 cents) and all improvements thereon in the name of Shri. M P Rajagopalan Nair @ Rajagopal M P situated in Sy No.15/10, Re. Sy. No. 376/8 in Block no. 36 of Bharanaganam Village, Meenachil Taluk, Kottayam District, bounded (as per title deed) on East by Property of M P Mangalam, West by property of Vadakkal Varkichan South by property of Rajagopal and North by property of M P Mangalam.

Terms and Conditions

- a) The property described above will be sold in separate lots and the reserve price above which the properties will be sold is,

Lot No.01- ₹ 11,00,000.00 (Rupees Eleven Lakh Only). (1&2) (Will be sold as a single item)

Lot No.02- ₹ 36,00,000.00(Rupees Thirty Six Lakh Only) (3&4) (will be sold as a single item)

Lot No.03- ₹ 17,00,000.00(Rupees Seventeen Lakh Only) (5&6) (Will be sold as a single item)

- 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 Ernakulam for being earnest money deposit (EMD) equivalent to 10% of the Reserve Price of the property/properties which is refundable if the tender is not accepted. The Demand Draft for EMD shall be sent/ handed over to the undersigned separately along with the envelope containing the tender under acknowledgement.

EMD for Lot No.01 - ₹ 1,10,000.00 (Rupees One Lakh Ten Thousand Only)

EMD for Lot No.02 - ₹ 3,60,000.00 (Rupees Three lakhs Sixty Thousand Only)

EMD for Lot No.03 - ₹ 1,70,000.00 (Rupees One lakh Seventy Thousand Only)

- c) Those who intend to purchase more than one property has to submit separate tenders, along with separate demand drafts, as mentioned above
- d) Tenders which are not duly sealed and are not accompanied by Demand Draft as afore stated will be summarily rejected.

- e) The tenders not offering price above the Reserve Price as mentioned above will be rejected

The Federal Bank Ltd LCRD/Ernakulam Division, Ground Floor, Federal Towers, Marine Drive, Cochin-31 , phone number:0484-2201805,2201157 & email id:ekmlcrd@federalbank.co.in CIN: L65191KL1931PLC000368 website:www.federalbank.co.in

- f) The sealed covers containing tender shall reach the undersigned before **11.00AM on 10/02/2022**
- g) The intending purchasers/their authorized representatives shall be present along with a valid photo identity proof before the undersigned at his office on **10/02/2022 at 11.30. AM when the tenders will be opened.** In cases where the tender is submitted by incorporated company, the person representing such company shall produce true copy of resolution / authorization from the company.
- h) 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.
- i) 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.
- j) All payments shall be made by way of Demand Draft drawn in favour of The Federal Bank Ltd payable at Ernakulam or by way of RTGS.
- k) The successful bidder shall bear the entire charges / fees payable for conveyance such as stamp duty, Registration fee etc. as applicable as per Law.
- l) The EC dated 23-11-2021 shows an attachment order from Municipality Court Kollam in IA 2664/14 in OS No.755/14 dated 14/07/2014 against the property mentioned as item No.3 above ,which is subject to our mortgage only. No other encumbrance in respect of the property prior to our mortgage has come to 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.
- m)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.
- n) The intending purchasers can inspect the properties between **11.30 A.M. and 3.30 P.M on 20/01/2022.**
- o) The intending purchasers who wish to inspect the properties and / or to know further details / conditions may contact the Authorized Officer in his above address and/ or LCRD/Ernakulam

Division of The Federal Bank Ltd at 0484-2201805 or at ekmlcrd@federalbank.co.in. Details of sale notice is also available in our website www.federalbank.co.in

- p) The buyer should satisfy himself/herself/itself as to the title, extent, ownership, statutory approvals etc of the properties concerned, before participation in the auction.
- q) The properties are put for sale subject to the provisions under the above Act / Rules and other prevailing laws.
- r) If any of the dates mentioned above happens to be a holiday, the very next Bank working day will be considered for that particular event and related events.

Dated this the 29th day of December, 2021 at Ernakulam

For The Federal Bank,

Assistant Vice President (Authorized Officer under SARFAESI Act)