

# Loan Collection & Recovery Department Hyderabad Division



LCDRDHYD/HYDB/SN-42/NB/

/2024-25

18<sup>th</sup> May 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 16-06-2017** calling upon the borrower(s) and / or guarantor (s) and / or defaulters

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| <p>1) Ms. Najeebunnisa Begum, H.No.9-4-134/A/A/5, Plot No.5, Nadeem Colony, Tolichowki, Shaikpet, Hyderabad – 500 008,<br/><b><u>Also at:</u></b> Ms. Najeebunnisa Begum, H.No.16-11-16/G/J/119, Adjacent to Afzal Nagar, Masjid Saleem Nagar Colony, Hyderabad – 500036<br/><b><u>Also at:</u></b> H.No. 3-5-784/A, Flat No. 303, 3<sup>rd</sup> Floor, Eskay Hyline Apartment, Kingkoti, Motor Khana Gate, Hyderabad, Telangana – 500001</p>  |
| <p>2) Ms. Nayeemunnisa Begum, H.No. 9-4-134/A/A/5, Plot No.5, Nadeem Colony, Tolichowki, Shaikpet, Hyderabad – 500 008,<br/><b><u>Also at:</u></b> Ms. Nayeemunnisa Begum, H.No.16-11-16/G/J/119, Adjacent to Afzal Nagar, Masjid Saleem Nagar Colony, Hyderabad – 500 036.<br/><b><u>Also at:</u></b> H.No. 3-5-784/A, Flat No. 303, 3<sup>rd</sup> Floor, Eskay Hyline Apartment, Kingkoti, Motor Khana Gate, Hyderabad, Telangana – 500001</p>   |
| <p>3) Mr. Syed Ali Khan, H.No.9-4-134/A/A/5, Plot No.5, Nadeem Colony, Tolichowki, Shaikpet, Hyderabad – 500 008,<br/><b><u>Also at:</u></b> Mr. Syed Ali Khan, H.No.16-11-16/G/J/119, Adjacent to Afzal Nagar, Masjid Saleem Nagar Colony, Hyderabad – 500 036. <b>(Expired)</b><br/><b><u>a.</u></b> Mrs. Deedar Unnisa Begum, W/o. Late Syed Ali Khan, H.No. 3-5-784/A, Flat No. 303, 3<sup>rd</sup> Floor, Eskay Hyline Apartment, Kingkoti, Motor Khana Gate, Hyderabad, Telangana – 500001., <b>being the legal heir of Late Syed Ali Khan</b><br/><b><u>b.</u></b> Mrs. Layeeq Unnisa Begum, W/o. Mr. Mah Amjad, D/o. Late Syed Ali Khan, Flat No. 202, Phase – II, A.K.Enclave, Road No. 3, Banjara Hills, Hyderabad – 500034., <b>being the legal heir of Late Syed Ali Khan</b><br/><b><u>c.</u></b> Mr. Jahangir Ali Khan, S/o. Late Syed Ali Khan, H.No. 3-5-784/A, Flat No. 303, 3<sup>rd</sup> Floor, Eskay Hyline Apartment, Kingkoti, Motor Khana Gate, Hyderabad, Telangana – 500001., <b>being the legal heir of Late Syed Ali Khan</b><br/><b><u>d.</u></b> Mr. Moin Ali Khan, S/o. Late Syed Ali Khan, H.No. 3-5-784/A, Flat No. 303, 3<sup>rd</sup> Floor, Eskay Hyline Apartment, Kingkoti, Motor Khana Gate, Hyderabad, Telangana – 500001., <b>being the legal heir of Late Syed Ali Khan</b></p> |

to pay the amount mentioned in the notice being Rs.44,89,042/- (Rupees Forty Four Lakhs Eighty Nine Thousand and Forty Two only) together with interest and other charges 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 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 29/01/2018 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 **24<sup>th</sup> June 2024** the property described herein below on **"AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" and "WITHOUT RECOURSE"** basis under Rules 8 & 9 of the said Rules for realizing the dues of **₹.53,66,047/- (Rupees Fifty Three Lakhs Sixty Six Thousand Forty Seven only)** being the amount due under the aforesaid Federal Housing Loan availed under Loan A/c No. 13327300002484 as per Claim in Original Application No. 8 of 2019, filed before Hon'ble Debts Recovery Tribunal – II, Hyderabad) together with future interest @ 10.98 % per annum., with monthly rests and penal interest @ 2 % per annum., **from 04-01-2019** till the date of realization plus costs/charges and thus the undersigned hereby invites from interested parties the e-bids for purchasing the property subject to the terms and conditions mentioned hereunder.

#### **DESCRIPTION OF THE IMMOVABLE PROPERTY**

All that piece & parcel of land admeasuring 266.36 sq. Yards along with residential building admeasuring 2782.30 sq. Ft situated in 9-4-134/a/a/5 on plot no.5, sy.no.195/2 at Nadeem Colony, Towlichowki, Shaikpet, Hyderabad and bounded on North: Neighbour's house on plot no.6, South: Neighbour's house on plot no.4, East: Road and West: Neighbour's property.

#### **Terms and Conditions**

- 1. The Reserve Price below which the property will not be sold is ₹.64,00,000/- (Rupees Sixty Four Lakhs Only) and the EMD amount is Rs.6,40,000/- (Rupees Six Lakhs Forty Thousand Only).**
- Auction sale/bidding would be only through "online electronic bidding" process through the website <https://www.bankeauctions.com>
- Last date for the online submission of documents along with EMD (Earnest Money Deposit) details is 24/06/2024 before 01:00 PM to the email id: [hydlcrd@federalbank.co.in](mailto:hydlcrd@federalbank.co.in); The hardcopy of the documents along with KYC (PAN & AADHAR) & EMD particulars shall be submitted at The Federal Bank Ltd, LCRD Hyderabad Division, No. 8-3-903/10, Plot No. 20, 4<sup>th</sup> Floor, GVR Legend, Nagarjuna Nagar Colony, Yella Reddy Guda, Hyderabad, Telangana, 500073 **on or before 24-06-2024 before 12:00 Noon.**
- Last date for the submitting sealed tenders/covers with EMD (Earnest Money Deposit) is **24/06/2024 before 12:00 Noon.**
- The date and time of auction is on **24/06/2024 between 01.30 PM – 02.00 PM (IST)** with unlimited extension of 5 minutes each.
- 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. C1 India Pvt Ltd (website: <https://www.bankeauctions.com>), 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. C1 India Pvt Ltd (website: [www.c1india.com](http://www.c1india.com)) 3<sup>rd</sup> Floor, Plot No. 68, Sector-44, Gurgaon, Haryana Pin: 122003. Contact person: Mr. P.Dharani Krishna, Mobile: 9948182222 Email: [telangana@c1india.com](mailto:telangana@c1india.com)
8. The Bank / M/s. C1 India Pvt Ltd shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the cause.
9. Those who intend to purchase more than one property has to submit separate tenders, along with separate demand drafts/RTGS, as mentioned above.
10. Tenders which are not duly sealed and are not accompanied by Demand Draft/RTGS Details as afore stated will be summarily rejected.
11. The auction would commence at the reserve price as mentioned above and after opening the sealed tenders/covers. Bidders shall improve their offers in multiples of ₹.50,000/- (Rupees Fifty Thousand Only). Any increase in the bid amount over and above the reserve price should be in the multiples of ₹.50,000/-.
12. All the payments shall be made in the form of DD drawn in favour of The Federal Bank Ltd, payable at Hyderabad or by way of RTGS, Bank details are: The Federal Bank Ltd, LCRD Hyderabad Division, Account Number 06012200000015, IFSC Code FDRL0000601.
13. 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.
14. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid. The intending purchasers can inspect the property on 01/06/2024 between 02:00 PM & 05:00 PM and the intending purchasers who wish to inspect the property and/or for further Details/conditions may contact LCRD/Hyderabad Division (8951644789, 9849335031;)
15. The successful bidder shall deposit 25% of the bid amount / sale price on the same day on acceptance of his tender / offer by the Bank or not later than the next working day and the balance 75% within 15 days, failing which the entire deposit made by him/her shall be forfeited without any notice and the property concerned will be re-sold.
16. The successful bidder shall bear the entire charges/fees payable for conveyance such as stamp duty, registration fee etc as applicable as per law. The buyer should satisfy himself/herself/itself as to the title, ownership, statutory approvals, extent etc of the properties before participation in the auction.
17. To the best of knowledge and information of the Authorised Officer, the following are the known encumbrances on the property. (17.1) Sale deed no. 2499/2012 of SRO Golconda. (17.2) Sale deed no. 4365/2012 of SRO Golconda. (17.3) Sale deed no.4851/2012 of SRO Golconda. (17.4) Sale deed no. 1437/2013 of SRO Golconda. (17.5) Sale deed no. 2466/2013 of SRO Golconda. (17.6) Sale deed no. 2709/2014 of SRO Golconda. (17.7) Sale deed no. 5063/2015 of SRO Golconda. (17.8) Sale deed no. 5365/2015 of SRO Golconda. (17.9) Sale deed no. 309/206 of SRO Golconda and (17.10) Sale deed no. 3197/2017 of SRO Golconda. The property is also listed in Prohibited property list of website maintained by Registration & Stamps department, Government of Telangana. **However, the bank has the first and foremost charge in the Schedule mentioned property.**
18. However, the intending bidders should make their own independent inquiries regarding the encumbrance, title of property put on auction and claims/rights/dues/affecting the property prior to submitting their bid. The auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Bank. The property being sold with all the existing and future encumbrance whether known or unknown to the Bank. The Authorised officer/secured creditor shall not be responsible in any way for any third-party claims/rights/dues.
19. The Authorised officer has the absolute right to accept or reject the bid/all or any bid including the highest bid or adjourn/postpone/cancel the sale without assigning any reason. The decision of the Authorised Officer/Bank shall be final.
20. The sale certificate shall be issued after receipt of entire sale consideration and confirmation of sale by secured creditor. The sale certificate shall be issued in the name of the successful bidder. No request for

change of name in the sale certificate other than the person who submitted the bid/participated in the Auction will be entertained.

21. The Stamp Duty, Registration Charges, etc. as per relevant laws for the sale certificate shall be borne by the successful bidder.
22. The Sale Certificate will not be issued pendency of any stay/ injunction/ restraint order passed by the DRT/DRAT/High Court or any other court against the Bank/issuance of Sale Certificate. The deposit made by the successful bidder, pending execution of Sale Certificate, will be kept in non-interest-bearing account. No request for return of deposit either in part or full/cancellation of sale will be entertained.
23. This sale will attract the provisions of sec 194-IA of the income Tax Act.
24. The borrowers/guarantors named above may treat this as the notice of 30 days as stipulated in Rule 8 (6) and Rule 9(1) of the said rules and pay the secured debt in full to avoid the sale of property.

**For The Federal Bank Ltd.**

**Dated this the 18<sup>th</sup> day of May 2024 at Hyderabad**

**(Authorised Officer under SARFAESI Act).**