

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 31/12/2016 calling upon the borrower(s) and / or guarantor (s) and / or defaulters **(1) Mrs.Saritha Krishna, W/o Mr. Balaji Pattabhiram Singh, (2) Mr. Balaji Pattabhiram Singh, S/o Mr. Muni Balaji Singh**, Both residing at No.584, WOC Road, 1st Cross, 3rd Stage, 4th Block, Basaveshwara Nagar, Bangalore-560079 // No.34, Sirur Park Road, Seshadripuram, Bangalore-560020 to pay the amount mentioned in the notice being ₹.2,05,60,344.00 (Rupees Two Crore Five Lakhs Sixty Thousand Three Hundred Forty Four Only) as on 28/12/2016 due under FRSL Loan A/c.No.11897600002154 availed from our Br.Bangalore / Gandhinagar 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 03/07/2017 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.

Whereas the property described herein below was put for auction on various dates based on individual sale notices issued and published as per the provisions of SARFAESI Act and Rules framed thereunder, and there were no bidders to purchase the property at the time of auction conducted, the last being held on 30/08/2023 based on sale notice dated 05/08/2023.

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 **17th November 2023** 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 **₹.4,64,79,230.77 (Rupees Four Crores Sixty Four Lakhs Seventy Nine Thousand Two Hundred Thirty and Paise Seventy Seven Only)**, due to the Federal Bank Ltd (Secured Creditor) as on 26/10/2023 under FRSL Loan A/c.No.11897600002154 as claimed in OA with interest @ 13.68% per annum with monthly rest from 26/10/2023 till realization, 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 PROPERTY

All the piece and parcel of land in Municipal No-34, having PID No-27-99-34 admeasuring East to West 60 Feet and North to South 40 Feet, totally 2400 sq ft together with building having Ground, First, Second & Third Floor having 1550 Sq.ft each and covered area on 4th Floor along with all improvements thereon, situated at Sirur Park Road, Sheshadripuram, Bangalore-560020 and bounded on East: Sirur Park Road, West: Corporation Gangman Quarters, North: ESI Hospital and South: Corporation Nursery School.

Terms and Conditions

1. Auction sale/bidding would be only through "online electronic bidding" process through the website <https://sarfaesi.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 of Rs.5,50,00,000/- (Rupees Five Crore Fifty Lakhs Only)**.
2. Last date for the submission of documents with EMD (Earnest Money Deposit) is **15/11/2023** before 5.00 PM. EMD for property mentioned in the schedule is **Rs.55,00,000/- (Rupees Fifty Five Lakhs Only)**.
4. The date and time of auction is on **17/11/2023** 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. Details of the auction, sale, terms and condition etc are also available in our website <https://www.federalbank.co.in/web/guest/tender-notices>.

12. The intending purchasers can inspect the properties between 2 PM to 4 PM on the 8th November 2023 in consultation with the undersigned.

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.

20. The sale is subject to the outcome of WP No.4288/2023 before the Hon'ble High Court of Karnataka

26/10/2023
Bangalore



For The Federal Bank Ltd.

Shrikrishna Sharma K (SP5928)
Assistant Vice President & Branch Head
LCRD/ Bangalore Division
(Authorised Officer under SARFAESI Act).