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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 19-01-2023 calling upon the borrower(s) and / or guarantor (s) and / or defaulters Shri. Balasubramani P, S/o Perumal, carrying on business in the name and style of M/s Sri Mahalaxmi Trading Company, No. 37, Attur Main Road, Namagiripettai, Rasipuram Tk, Namakkal, Tamil Nadu – 637406 // No 212 Aathoor Main Road, Namagiripettai, Rasipuram Tk, Namakkal, Tamil Nadu – 637406 // No.19-B, Oduvankurichi Road, Kattukotai, Namagiripettai, Rasipuram Tk, Namakkal, Tamil Nadu – 637406 and 2) Smt. Sangeetha B, W/o Balasubramani P, No. 37, Attur Main Road, Namagiripettai, Rasipuram Tk, Namakkal, Tamil Nadu – 637406 // No 212 Aathoor Main Road, Namagiripettai, Rasipuram Tk, Namakkal, Tamil Nadu – 637406 to pay the amount mentioned in the notice being ₹ 2,70,40,937.81 (Rupees Two Crores Seventy Lakhs Forty Thousand Nine Hundred Thirty Seven, paise Eighty One only) comprising of a) ₹ 2,10,32,126 under the loan account No. 19205500000256 , b) ₹ 39,62,150.00 under the loan account No. 19206900000250 and C) ₹ 20,46,661.81 under the loan account No.19206900000359 till the date of payment and costs and other charges availed by them from our Br. Rasipuram 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 31.03.2023 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 28th February 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 of ₹ 3,31,84,467.27 (Rupees Three Crore Thirty One Lakhs Eighty Four Thousand Four Hundred Sixty Seven and paise Twenty Seven only) as on 28/02/2024 comprising of a) ₹ 2,63,96,224.28 under Cash Credit Limit with number 19205500000256, b) ₹ 44,77,620.59 under the loan account No. 19206900000250 and C) ₹ 23,10,622.40 under the loan account No.19206900000359 as per claim in the OA till the date of payment and costs and other charges together with future interest till realization and thus the undersigned hereby invites ebids from interested parties for purchasing the property subject to the terms and conditions mentioned hereunder.

Description of Mortgaged Immovable Property/ies

S.NO	Description Of Property	Reserve Price	EMD
1	All that piece and parcel of the land measuring 51400 Sqft (1.18 acre) together with building (Approximately R.C.C.Roof Office & Residence having plint area 1012.50 Sft, , G.I.Sheet Roof Portico-500 Sft, G.I.Sheet Roof Godown- 7678.7Sft, Drying Yard-4226 & A.C.Sheet Roof shed-484 Sft)with all other improvements thereon comprised in Old S.No.115/1 (presently S.No.115/1B), of Oduvankurichi Village, Rasipuram Taluk, Namakkal District, Namakkal Registration District, Tamil Nadu State within the registration Sub District of Namagiripettai, bounded on East of: South – North panchayat road, West of: 23 ft wide South – North road, North of: 23 ft wide East – West road and South of: 23 ft wide East – West road.	Rs.2,04,00,000/- (Two Crore Four Lakhs Only)	Rs.20,40,000/- (Rupees Twenty Lakhs Forty Thousand Only)
2	Item No 2(a) All that piece and parcel of the land, Plot No.107 measuring 1800 Sq.ft , 30 ft East-West on the both side and 60 ft North – South on the both side together with building existing and/or to be constructed and all other improvements thereon comprised in S.No.95/1 (presently S.No.95/1A1A1A1A), of Muthukalipatti Village, Rasipuram Taluk, Namakkal District, Namakkal Registration District, Tamil Nadu State within the registration Sub District of Rasipuram, bounded on East of: Plot No.108, West of: Plot No.106, North of: 25 ft wide East-West road and South of: Plot No.100.	Rs.54,00,000/- (Fifty-Four Lakhs Only)	Rs.5,40,000/- (Five Lakhs Forty Thousand Only)

<p>Item No 2(b)</p> <p>All that piece and parcel of the land, Plot No.108 measuring 1800 Sq.ft, 30 ft East-West on the both side and 60 ft North – South on the both side together with building existing and/or to be constructed and all other improvements thereon comprised in S.No.95/1 (presently S.No.95/1A1A1A1A), of Muthukalipatti Village, Rasipuram Taluk, Namakkal District, Namakkal Registration District, Tamil Nadu State within the registration Sub District of Rasipuram, bounded on East of: Plot No.109, West of: Plot No.107, North of: 25 ft wide East – West road and South of: Plot No.99.</p> <p>Item No 2(c)</p> <p>All that piece and parcel of the land, Plot No.109 measuring 1800 Sq.ft, 30 ft East-West on the both side and 60 ft North – South on the both side together with building existing and/or to be constructed and all other improvements thereon comprised in S.No.95/1 (presently S.No.95/1A1A1A1A), of Muthukalipatti Village, Rasipuram Taluk, Namakkal District, Namakkal Registration District, Tamil Nadu State within the registration Sub District of Rasipuram, bounded on East of: Plot No.110, West of: Plot No.108, North of: 25 ft wide East – West road and South of: Plot No.98.</p> <p>Item No 2(d)</p> <p>All that piece and parcel of the land, Plot No.110 measuring 1800 Sq.ft, 30 ft East-West on the both side and 60 ft North – South on the both side together with building existing and/or to be constructed and all other improvements thereon comprised in S.No.95/1 (presently S.No.95/1A1A1A1A), of Muthukalipatti Village, Rasipuram Taluk, Namakkal District, Namakkal Registration District, Tamil Nadu State within the registration Sub District of Rasipuram, bounded on East of: Plot No.111, West of: Plot No.109, North of: 25 ft wide East-West road and South of: Plot No.97.</p>		
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Terms and Conditions

- Auction sale/bidding would be only through "ONLINE ELECTRONIC BIDDING" process through the website www.bankeauctions.com of M/s. C1 India Private Limited.
- The property will be sold on "AS IS WHERE IS" "AS IS WHAT IS" and "WHATEVER THERE IS" basis for an amount above the RESERVE PRICE as mentioned above.
- The Earnest Money Deposit (EMD) which is equivalent to 10 % of the Reserve Price of the property concerned. Separate EMD to be submitted for Item No.1 & 2 mentioned above.
- The EMD shall be submitted on or before 23/02/2024, latest by 05:00PM. Any bid submitted beyond the date and time referred above will not be entertained. 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.
- 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).
- The auction will be conducted online between 11:00 AM and 01:00 PM on 28/02/2024, with unlimited extension of 5 minutes each.
- The auction would commence above the reserve price mentioned. Bidders shall improve their offers in multiples of Rs.1,00,000/- (Rupees One Lakh Only) for item 1 property and Rs.10,000 for item 2 property.
- The intending bidders shall hold a valid e-mail address and register their names at the portal and get their user id and password from M/s. C1 India Private Limited whereupon they would be allowed to participate in the online e-auction. The prospective bidders may avail online training on e-auction from M/s. C1 India Private Limited - Shri Prabakaran M at +91-7418281709, tn@c1india.com and support@bankeauctions.com
- The Federal Bank Limited / 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.
- The intending purchasers who wish to inspect the property and / or know further details / conditions may contact the undersigned in the below address or Miss. Sowbaghya A Y Manager & Branch Head, Br. Rasipuram at +91- 7708065860. Details of the auction sale, terms and conditions etc. are also available in our website, <https://www.federalbank.co.in/web/guest/tender-notice> and www.bankeauctions.com of M/s. C1 India Private Limited.
- The intending purchasers can inspect the properties between 03.00PM and 05.00PM on 09th of February 2024 in consultation with Br. Rasipuram
- The successful bidder shall deposit 25% of the bid amount / sale price (inclusive of EMD) immediately on acceptance of his 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.
- The successful bidder shall bear the entire charges/tax/fees payable for conveyance such as stamp duty, registration fee etc as applicable as per law.
- 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 property under sale. The encumbrances, if any, should be cleared by the purchaser of the properties.
- The Authorised officer has the absolute right to accept or reject all or any bid including the highest bid or adjourn/postpone/cancel the sale without assigning any reason at any stage. The decision of the Authorised Officer/Bank shall be final.

- p. The buyer should satisfy himself/ herself / itself as to the title, extent, ownership, statutory approval etc. in respect of the properties concerned before participating in the auction.
- q. If any of the dates mentioned above happen to be a holiday/harthal/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 that event and related events including the date of auction/sale.
- r. The property is put for sale subject to the provisions under the above Act / Rules and other prevailing laws.

Dated this the 19th day of January 2024 at Chennai

For The Federal Bank Ltd.

**Asst. Vice President
(Authorised Officer under SARFAESI Act)**