

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 16-10-2015 calling upon the borrower(s) and / or guarantor (s) and / or defaulters **(1) Smt. Prasannakumari. A. I.**, residing at VP XII/1733 BT, Pranavam, Akshaya Nagar, Cherukode, Moongode P.O, Thiruvananthapuram, **(2) Sri. Vijayakumar. D.S.**, residing at Vijaya Nilayam, Thoongampara, Kattakada P.O, Thiruvananthapuram-695572 and **(3) Smt. Prathibharani. P.**, residing at Vijaya Nilayam, Thoongampara, Kattakada P.O, Thiruvananthapuram-695572 to repay the amount mentioned in the notice being ₹ 22,61,693/- (Rupees Twenty Two Lakhs Sixty One Thousand Six Hundred and Ninety Three only) as on 16-10-2015 together with interest thereon @ 9.95 % per annum with monthly rests from 09-10-2015 due under the Federal Housing Loan (A/c no 20397300000086) availed of by them from our Branch at Peyad 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 11-01-2016 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 and thereafter effected actual eviction on 15-09-2018 vide order received from the Hon'ble Chief Judicial Magistrate Court, Thiruvananthapuram in MC 403/2016

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 **27-01-2021** the property described herein below on " AS IS WHERE IS BASIS " under Rules 8 & 9 of the said Rules for realizing the dues of ₹ **38,69,934.38** (Rupees Thirty Eight Lakhs Sixty Nine Thousand Nine Hundred and Thirty Four Paise Thirty Eight Only) as on 27-01-2021 in the Federal Housing Loan (A/c no 20397300000086) account (as per claim in OA No. 99/2018 filed before Hon'ble DRT, Ernakulam) together with further interest till realization and further expenses, costs and thus the undersigned hereby invites from interested parties the sealed tenders for purchasing the below property subject to the terms and conditions mentioned hereunder.

Description of property	Reserve Price below which property will not be sold
All that piece and parcel of land having an extent of 1.90 ares together with building and all improvements thereon comprised in Re-Sy No 285/15-1 (Sy No 272/1), Block No. 11 of Vilappil Village, Kattakkada Taluk, Thiruvananthapuram District, Kerala State, within the Registration sub district of Malayinkeezhu bounded on East by Property of Sunil Kumar, South by Property of Jacob, West by Property of Maheswaran and North by Road.	₹ 29,25,000/- (Rupees Twenty Nine Lakhs Twenty Five Thousand Only)

Terms and Conditions

- The reserve price below which the property will not be sold is ₹ **29,25,000/-** (Rupees Twenty Nine Lakhs Twenty Five Thousand Only)
- 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 Thiruvananthapuram for ₹ **2,92,500/-** being earnest money equivalent to 10% of the Reserve Price of the property concerned, which is refundable if the tender is not accepted.

- c. 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 **10.30 AM** on **27-01-2021**.
- e. The intending purchasers shall be present before the undersigned at his office on **27-01-2021** at **10.30 A.M** when the tenders will be opened. In case the proposed sale/auction dates are declared holiday for normal functioning of Bank, the sale will be conducted by next working day/s.
- 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 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 Thiruvananthapuram.
- 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 property between 2.30 PM and 4.30 PM on 21-01-2021. The intending purchasers who wish to inspect the property and / or know further details / conditions may contact Peyad Branch, Dammam Tower , Peyad, Thiruvananthapuram- 695573. Contact No. 0471 2286061.
- n. The buyer should satisfy himself/herself/itself as to the title, ownership, statutory approvals, extent etc of the property, before participation in the auction.

Dated this the 02nd day of January, 2021

For The Federal Bank Ltd.

Asst. Vice President & Branch Head
(Authorised Officer under SARFAESI Act).