

**NOTICE FOR SALE OF IMMOVABLE 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 Authorized Officer of the Federal Bank Ltd. under the Act issued a demand notice dated **11.04.2022** calling upon the borrowers **(1)** M/s Technomark Engineers India Pvt Ltd. a company registered under the Companies Act, 1956, having its registered office at Technomark House, T C 9/2595 (1), Elankam Gardens, Vellayambalam, TVM – 695010, **(2)** Mr. Raman Sukumaran Nair, carrying on business in the name and style of Technomark Sales Corporation, T C 9/2595, Elankam Gardens, Vellayambalam, TVM – 695010// Sutharya, TC 9/2654, Elankam Gardens, Vellayambalam, TVM – 695010, **(3)** Mr.Sudeep Sukumaran Nair, Sutharya,TC9/2654, Elankam Gardens, Vellayambalam,TVM – 695010, **(4)** Mr.Sujeeth Sukumaran Nair, Sutharya,TC9/2654, Elankam Gardens, Vellayambalam, TVM– 695010 and **(5)** Mrs. Suma Sukumaran Nair, Sutharya, TC9/2654, Elankam Gardens, Vellayambalam, TVM– 695010 to repay the amount mentioned in the notice being to repay the amount mentioned in the notice being **(a)** ₹ 10,34,98,777.28 as on 31.03.2022 in Term Loan no. 10216900074204 (From 1<sup>st</sup> to 5<sup>th</sup> of you), **(b)** ₹ 5,13,37,629.65 as on 07.04.2022 in OD no. 10215500092673 (From 1<sup>st</sup> to 5<sup>th</sup> of you), **(c)** ₹ 74,71,950.64 as on 31.03.2022 in Term Loan no. 10216900074212 (From 2<sup>nd</sup> to 5<sup>th</sup> of you), **(d)** ₹ 36,78,992.00 as on 31.03.2022 in Cash Credit no. 10215500092681 (From 2<sup>nd</sup> to 5<sup>th</sup> of you), **(e)** ₹ 78,69,577.00 as on 30.03.2022 in Term Loan no. 10216900074345 (From 2<sup>nd</sup> to 5<sup>th</sup> of you) and **(f)** ₹ 14,20,174.72 as on 05.04.2022 in FHS no. 10217300023544. (From 2<sup>nd</sup> and 5<sup>th</sup> of you) together with interest and costs thereon at such applicable rates within 60 days from the date of receipt of the said notice.

Whereas the borrowers/ guarantors/ defaulters having failed to repay the amount, the Authorized Officer of the Bank on 15.06.2022 has taken possession of the property described herein below in exercise of powers conferred on him / her under section 13(4) of the said Act read with rule 8 of the said Rules after complying with all procedural formalities prescribed under the said Act and Rules including publication of possession notice in newspapers.

The undersigned hereby give notice to the borrowers and general public that the Bank has decided to sell on **14/03/2024** “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. ₹ 19,96,29,631.35 (Rupees Nineteen Crore Ninety Six Lakh Twenty Nine Thousand Six Hundred Thirty One and Paise Thirty Five only)** is due from you as on **14/03/2024** with further interest, cost and other charges thereon and thus the undersigned being the Authorized Officer of the Bank hereby invites from interested the sealed tenders for purchasing the property subject to the terms and conditions mentioned hereunder.

While we call upon you to discharge your liability as above by payment of the entire dues to the Bank together with applicable interest, all costs, charges and expenses incurred by the bank till repayment and redeem the secured asset, within the period mentioned above, Please take important note that as per section 13(8) of the SARFAESI Act 2002, (as amended), the right of redemption of secured asset will be available to you only till the date of publication of notice for publication or inviting tenders from public or private treaty for transfer by way of lease, assignment or sale of the secured asset.

Details of realizable dues from borrowers 1 to 5 mentioned above as on date of sale are as follows : -

| SI No  | Loan account no.  | Loan type     | Amount due as on proposed sale date |
|--|-------------------|---------------|-------------------------------------|
| 1.   | 10216900074204    | (Term Loan)   | ₹ 10,36,26,272.00                   |
| 2.   | 10215500092673    | (Overdraft)   | ₹ 6,96,48,789.80                    |
| 3.   | 10216900074212    | (Term Loan)   | ₹ 98,80,718.64                      |
| 4.   | 10215500092681    | (Cash Credit) | ₹ 51,31,962.91                      |
| 5.   | 10216900074345    | (Term Loan)   | ₹ 1,11,81,888.00                    |
|  | Expenses and Cost |               | ₹ 1,60,000.00                       |
| Total Amount Due as on date of sale (14.03.2024) |                   |               | ₹19,96,29,631.35                    |

**Description of the mortgaged properties /secured assets**

| SI No. | Details of security properties   | Reserve price below which property will not be sold   |
|--------|--|---|
| 1.     | All the piece and parcel of the landed property measuring 4.47 Ares together with building existing and/or along with all other improvements thereon comprised in Re Sy no : 16 (Sy No.962/B-1-3) in block no.25 of Sasthamangalam Village, Thiruvananthapuram Taluk and District, Kerala State within the registration Sub District of Sasthamangalam, bounded on (boundaries as per title deed) East by Canal, on West by Edavazhy, on North by Paddy Field and on South by property and bounded (boundaries as per Location certificate) East by property of V G Mohan, on West by Road, on North by property of Sreedharan Nair and Omana and on South by Road   | <b>₹ 1,26,96,750.00</b><br><b>(Rupees One Crore Twenty Six Lakh Ninety Six Thousand Seven Hundred Fifty Only)</b> |
| 2.     | All the piece and parcel of the landed property measuring 0.3472 Ares (0.858 cents) being undivided share over 84.50 cents of land along with apartment A-3 in 3rd floor of Sivaji Sapphire with no.TC 22/328 having plinth area of 1680 sq feet and/or to be constructed and all other improvements thereon comprised in Re Sy no : 54 (Sy No.330/1, 330/1-1, 330/1-2, 330/1-4, 330/1-1-1- 330/1-1-2, 330/1-1-3, 334/2, 334/2-1) in block no.51 of Sasthamangalam Village, Thiruvananthapuram Taluk and District, Kerala State within the registration Sub District of Sasthamangalam, bounded on (boundaries as per title deed) East by Road and other property, on West by other property, on North by Road and on South by Road and other property | <b>₹ 71,82,000.00</b><br><b>(Rupees Seventy-One Lakh Eighty Two Thousand Only)</b>                                |

**Terms and Conditions**

- 1) Auction sale/bidding would be only through "ONLINE ELECTRONIC BIDDING" process through the website [https:// federalbank.auctiontiger.net](https://federalbank.auctiontiger.net) (Bank's approved service Provider) under the supervision of the Authorised Officer of the Federal Bank. E-auction tender document containing e-auction bid form, declaration, general terms and conditions of online auction sale are available in website: [https:// federalbank.auctiontiger.net](https://federalbank.auctiontiger.net). Bids in the prescribed formats given in the Tender

Document shall be submitted "online" through the portal <https://federalbank.auctiontiger.net>. Bids submitted otherwise shall not be eligible for consideration.

- 2) The reserve price below which the security properties will not be sold is  
**Reserve price for Lot no.1 property described above: ₹ 1,26,96,750.00 (Rupees One Crore**

**Twenty Six Lakh Ninety Six Thousand Seven Hundred Fifty Only)**  
**and**

**Reserve price for Lot no.2 property described above: 71,82,000.00**  
**(Rupees Seventy One Lakhs Eighty Two Thousand only)**

**Lot no.1 and Lot No.2 properties will be sold separately**

- 3) The property will be sold by e-auction through the Bank's approved service provider M/S e-Procurement Technologies Limited – Auction Tiger, B-704, wall street, Opp. Orient Club Near Gujarat College, Ellis Bridge, Ahmedabad-380006, Gujarat (India), (email id: [support@auctiontiger.net](mailto:support@auctiontiger.net)) under the supervision of the Authorized officer of the Federal Bank on **14/03/2024 between 10.30 AM to 11.30 AM and 11.30 AM to 12.30 PM** respectively.
- 4) The intending purchasers/ their authorized representatives shall submit the valid photo identity proof and need to fill the application online, upload copy of any valid photo identity/ address proof and copy of the PAN Card at the above website, following the instructions therein. Thereafter, the e-auction service provide will allot login/ user ID and password to the intending bidders for participating in the e-Auction. In case where the tender is submitted by an incorporated company/ LLP/ Partnership/ Association/ Trust/ Society, the person representing such incorporated company/ LLP/ Partnership/ Association/ Trust/ Society shall submit/produce the copy of resolution/ authorization from incorporated company/ LLP/ Partnership/ Association/ Trust/ Society. In case the bidder is not having the PAN card, he' she shall submit an affidavit on a Rs.20/- non judicial stamp paper, stating the reasons thereof. EMD of 10% of the reserve price shall be made through RTGS/NEFT to the account number provided in the sale notice and the details of remittances made shall be entered in the online application.
- 5) The prospective bidders may avail online training on E-Auction from M/S E-Procurement Technologies Ltd. – Auction Tiger help line no. & email ID: [support@auctiontiger.net](mailto:support@auctiontiger.net), Mr.Praveen Kumar Thevar- Mobile 09722778828,079 35022145/149/182( e-mail id : [praveen.thevar@auctiontiger.net](mailto:praveen.thevar@auctiontiger.net) )
- 6) **The EMD shall be remitted through NEFT/RTGS to The Federal Bank Ltd, Account No. 10210051030003- IFSC CODE FDRL0001021 or to the Account No. 21460051030001,IFSC CODE FDRL0002146, or by way of Demand Draft (DD) drawn in favor of Authorized Officer, The Federal Bank Ltd payable at Thiruvananthapuram for Rs.12,69,675/- (Rupees Twelve Lakhs Sixty Nine Thousand Six Hundred Seventy Five only) for Lot No.1 and for Rs.7,18,200/- ( Rupees Seven Lakhs Eighteen Thousand Two Hundred only) for Lot No.2 before 5:00pm on 13/03/2024, being earnest money deposit (EMD) equivalent to 10% of the Reserve Price of the property, which is refundable if the tender is not accepted. All other payments shall be made by way of RTGS/ NEFT to the said account or by way of Demand Draft (DD) drawn in favor of Authorized Officer, The Federal Bank Ltd. payable at Thiruvananthapuram**
- 7) The incremental Bid amount will be in the multiple of **Rs.30,000/-, for Lot No.1 & Rs.10,000/- for Lot No.2** respectively. 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**, 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.
- 8) The auction will be conducted online between **10.30AM to 11.30AM (for Lot No.1) & 11.30 AM to 12.30 PM (for Lot No.2) respectively on 14/03/2024**, with unlimited extension of 5 minutes each. The successful bidder shall bear the entire charges / fees payable for conveyance such as stamp duty, Registration fee etc. as applicable as per Law.
  - 9) No 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 charges and the encumbrances, if any should be cleared by the purchaser of the property.
  - 10) 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.
  - 11) The borrower / co-borrowers/ co-obligants/ guarantors/ mortgagors named above shall treat this as notice of 15 days as stipulated in Rule 8(6) read with rule 9 of the said Rules and pay the secured debt in full to avoid sale of the secured property
  - 12) The property mentioned above will be sold on "AS IS WHERE IS" "AS IS WHAT IS" and "WHATEVER THERE IS" basis. The intending purchasers can inspect the properties between **11 A.M. to 1.00 P.M on 13/03/2024**.
  - 13) The balance amount of purchase price payable shall be paid by the purchaser to the authorized officer on or before the fifteenth day of confirmation of sale of the immovable property or such extended period as may be agreed upon in writing between the purchaser and the secured Creditor as stipulated under Rule 9(4) of the Security Interest (Enforcement) (Amendment) Rules, 2002
  - 14) The borrower / co-borrowers/ co-obligants/ guarantors/ mortgagors named above shall treat this as notice of 15 days as stipulated in Rule 8(6) read with rule 9 of the said Rules and pay the secured debt in full to avoid sale of the secured property
  - 15) 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.
  - 16) 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 e-Procurement Technologies Limited – Auction Tiger, the very next Bank working day may be considered for that event and related events including the date of auction/sale.
  - 17) The properties are put for sale subject to the provisions under the above Act / Rules and other prevailing laws. For further details regarding other conditions of sale, the intending bidder may contact the undersigned.

**Dated this the 17<sup>th</sup> day of February 2024 at Thiruvananthapuram.**

**For The Federal Bank Ltd,**

**Assistant Vice President & Division Head  
(Authorized Officer under SARFAESI Act)**