

## LCRD Mavelikkara Division

MVKLCRD/APYB/NPA 3058/

/2025-26

Date:15-05-2025

### REGD POST A/D

**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 **24-07-2018** calling upon the borrower(s) and/or guarantor(s) and/or defaulter(s) (1) Sri. Vincent Rajan, S/o Rajan, Pallickathayil Chettikkadu, Pathirappally, Alappuzha – 688 521 // Chamakkalayil Colony, Parumala P O, Thiruvalla, Pathanamthitta – 689 626 and 2) Smt. Prasanna, W/o Vincent Rajan, Pallickathayil Chettikkadu, Pathirappally, Alappuzha – 688 521 to pay the amount mentioned in the notice being ₹ 25,70,438/- (Rupees Twenty Five Lakhs Seventy Thousand Four Hundred Thirty Eight Only) as on 27-06-2018 along with further interest under Federal Housing Loan maintained with Alappuzha/ Convent Square branch 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 properties 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 15-10-2018 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 25-06-2025 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 total dues of **₹ 53,27,226.54/- (Rupees Fifty Three Lakhs Twenty Seven Thousand Two Hundred Twenty Six and Paise Fifty Four only)** under Housing Loan account No.13317300002832 as on date of sale with further interest, cost and other charges till realization and thus the undersigned hereby invites from interested parties the sealed tenders for purchasing the property subject to the terms and conditions mentioned hereunder.

### DESCRIPTION OF THE PROPERTY

All the piece and parcel of the landed property measuring 3.41 Ares with all improvements thereon comprised in Re. Sy. No.694/11, Block No.2 of Pathirappally Village, Ambalapuzha Taluk, Alappuzha District, Kerala state and bounded on East by Property of Babu, North by Tar Road, west

by Tar Road, and south by Property of Vijayan. More fully described in Sale deed No.709/2017 dated 24-03-2017 of Mararikulam SRO.

**Terms and Conditions**

- 1) The property described above will be sold on “*AS IS WHERE IS*” “*AS IS WHAT IS*” and “*WHATEVER THERE IS*” basis and the property will be sold for an amount **above the reserve price of ₹ 22,50,000/- (Rupees Twenty Lakhs Only)**
- 2) The intending purchasers shall submit/send to the undersigned their tender quoting the price offered by them (**the amount quoted shall be above the reserve price fixed**) in sealed cover along with a Demand Draft/ Proof of RTGS of **₹ 2,25,000/- (Rupees Two Lakh Twenty Five Thousand Only)** favoring The Federal Bank Ltd. payable at Mavelikkara /RTGS Account – Current Account General, A/c No. 13312200000036, IFSC –FDRL0001331 , Alappuzha Convent Square Branch, being the earnest money deposit (EMD) equivalent to 10% of the Reserve Price of the property, which is refundable if the tender is not accepted.
- 3) The Demand Draft/ Proof of RTGS for EMD shall be sent/ handed over to the undersigned separately along with the envelope containing the tender under acknowledgement. Tenders which are not duly sealed and are not accompanied by Demand Draft/ Proof of RTGS as afore stated will be summarily rejected.
- 4) The sealed covers containing tender shall reach the undersigned before **05.00 PM on 24-06-2025**.
- 5) The intending purchasers/their authorized representatives shall be present along with valid photo identity proof before the undersigned at his office on **25-06-2025 at 10.30 A.M** when the tenders will be opened.
- 6) After opening the tender, the intending bidders may be given an opportunity at the discretion of the authorized officer to have, inter se bidding among themselves to enhance the price.
- 7) After opening the tender, the intending bidders may be given the opportunity at the discretion of the Authorized Officer to have, inter-se bidding among themselves to enhance the offer price. 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, or such further time as permitted by the Authorized Officer in accordance with the law, 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) All payments shall be made by way of Demand Draft drawn in favor of The Federal Bank Ltd. payable at Mavelikkara or through RTGS (Account – Current Account General, A/c No. 13312200000036, IFSC –FDRL0001331, Alappuzha Convent Square Branch,).
- 9) The successful bidder shall bear the entire charges / fees payable for conveyance such as stamp duty, Registration fee, TDS etc. as applicable as per Law.

- 10) No encumbrance in respect of the property prior to the mortgage 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 encumbrances, if any should be cleared by the purchaser of the properties.
- 11) The tenders offering price below the Reserve Price mentioned above will be rejected.
- 12) 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.
- 13) The buyer should satisfy himself/herself/itself as to the title, ownership, statutory approvals, extent, etc. of the property, before participation in the auction.
- 14) If any of the dates mentioned above happen to be a holiday/hartal/protest called by any political parties, the very next Bank working day will be considered for that event and related events including the date of auction/sale.

Dated this the 15<sup>th</sup> day of May 2025 at Mavelikkara

**For The Federal Bank Ltd.,**

**Associate Vice President**

**(Authorized Officer under SARFAESI Act)**