

**e-Auction Sale Notice**

**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 13-11-2023 calling upon the borrower 1) Shri Kuttiraja M, S/o Muthusamy and 2) Smt Merlin R, W/o Kuttiraja M both residing at No. 15, Sharan Enclave, S1 Second Floor, B Block, Padasalai Street, East Balaji Nagar, Kallikupam, Ambattur, Chennai- 600053 and also at No. 181/5, Old Colony, Kelaeral, Kila Eral, Thoothukudi- 628908 to repay the amount mentioned in the notice being 60,54,907.90 (Rupees Sixty Lakh Fifty Four Thousand Nine Hundred and Seven, paise Ninety only) under FHS loan with number 12337300002419 together with future interest till the date of payment and costs and other charges within 60 days from the date of receipt of the said notice.

Whereas the borrower(s) and / or guarantor (s) 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 20-01-2024 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 **24<sup>th</sup> July 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 dues of **Rs. 72,43,390.20** as on 24-07-2025 in Housing Loan together with interest and costs from 25-07-2025 from you jointly and severally, till the date of payment and costs, and thus the undersigned hereby invites from interested parties, the e-bids for purchasing the property subject to the terms and conditions mentioned hereunder.

SL. NO.	DESCRIPTION OF THE IMMOVEABLE PROPERTY	RESERVE PRICE	EMD AMOUNT
1	All that piece and parcel of Apartment No. A104 measuring about 655 Sq.ft carpet area/ [comprising in 1002 Sq.ft Super built up area] in First Floor, in the residential complex "CASAGRAND TUDOR" along with One Covered Car Park and 58 Sq.ft of private terrace area in the residential area together with an undivided share of land of 399 Sq.ft out of 2,42,098 Sq.ft. comprised in survey Nos. 78/1-34 cents,78/2 -33 cents, 126/1-104 cents,126/2 -104 cents, 125 -159 cents ,127 -35 cents , 124/2-144 cents, 124/3A -18 cents in all 6 Acres 31 cents situated at Nolambur Village, Maduravoyal Taluk, formerly Thiruvallur District, presently Chennai District and situated within the Registration District of Chennai Central and Sub Registration District of Villivakkam (formerly Registration District of Chennai North and Sub Registration District of Konnur) bounded on the East by: Land in Sy Nos. 79, 123, 124/1A, West by: Land gifted towards OSR area, Link Road area, EB sub-station and Land in Sy. Nos. 212 and 207, North by: Land in Sy Nos. 76, 77, 79 and 80 and South by: Land in Sy Nos. 128, 129, 124/3B, 120.	Rs.71,50,000 /-	Rs.7,15,000/-

**Terms and Conditions**

- a. Auction sale/bidding would be only through "ONLINE ELECTRONIC BIDDING" process through the website <https://www.auctionbazaar.com> of M/s. Arca Emart Pvt Ltd.
- b. The property will be sold on 'As is where is Basis' and 'As is what is Basis', 'Whatever there is' And 'Without Any Recourse Basis' for an amount above the RESERVE PRICE.
- c. The Earnest Money Deposit (EMD) which is equivalent to 10 % of the Reserve Price of the property concerned is Rs.7,15,000/- (Rupees Seven Lakh Fifty Two Thousand Only), which is refundable if the tender is not accepted.
- d. The EMD shall be submitted on or before 23-07-2025, latest by 05:00 PM. 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.
- e. 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).
- f. The auction will be conducted online between 11:00 AM and 12:00 PM on 24-07-2025, with unlimited extension of 5 minutes each.
- g. The auction would commence above the reserve price mentioned. Bidders shall improve their offers in multiples of Rs.25,000/- (Rupees Twenty-Five Thousand Only)
- h. The intending bidders should register their names at portal <https://www.auctionbazaar.com> and get their user-id and password free of cost. Prospective bidders may avail online training on E-Auction from the service provider Agency M/s. ARCA EMART PRIVATE LIMITED, at 6-3-1090/1/1, II Floor, Part 2B, Uma Hyderabad House, Rajbhavan Road, Somajiguda, Hyderabad – 500082, Telangana, India, Contact Details : +91 77990 72999 , +91 8370969696, email id:- [contact@auctionbazaar.com](mailto:contact@auctionbazaar.com) /[support@auctionbazaar.com](mailto:support@auctionbazaar.com), Auction Portal –[www.auctionbazaar.com](http://www.auctionbazaar.com)
- i. The Federal Bank Limited / M/s. Arca Emart Pvt Ltd. shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the cause.
- j. The intending purchasers who wish to inspect the property and / or know further details / conditions may contact the undersigned in the below address or Shri. Stobin Xavier Asst. Manager, LCRD Chennai Division at +91-9947153494. Details of the auction sale, terms and conditions etc. are also available in our website, <https://www.federalbank.co.in/web/guest/tender-notices> & [www.auctionbazaar.com](http://www.auctionbazaar.com)
- k. The intending purchasers can inspect the properties between 03.00PM and 05.00PM on 04<sup>th</sup> of July 2025 in consultation with the above mentioned.
- l. 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.
- m. 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.
- n. 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. As of 03-03-2025, there is an outstanding amount of approximately Rs. 9.70 Lakhs owed to Casagrand Builder Private Limited by the borrower, according to invoice Ref No. 2100160609 dated 03-03-2025. This amount should be borne by the auction purchaser.
- o. 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. The decision of the Authorised Officer/Bank will 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. Arca Emart Pvt Ltd.

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 19<sup>th</sup> day of June 2025 at Chennai

**For The Federal Bank Ltd.**

**Deputy Vice President-I**  
**(Authorised Officer under SARFAESI Act)**