

KKDLCRD/SSR-843/SN-1710-68-32/AHL/

/2025-26

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 12-04-2023 calling upon the borrower(s) and / or guarantor (s) and / or defaulters, (1) Smt. Reshma A S, W/o Suni P K, Pournami, Kolakkad, Atholi, Kozhikode, Kerala – 673315, 2) Suni P K, S/o Chekkutty, Parakkunnath, Moolad, Naduvannur Via, Kozhikode, Kerala – 673614, to pay the amount mentioned in the notice being **Rs. ₹ 21,57,534/-** (Rupees Twenty One Lakh Fifty Seven Thousand Five Hundred and Thirty Four only) under your Term loan with number 17106800000032 with further interest, cost and charges with monthly rests with **Atholi** 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 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 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 **03rd June 2025** the property described herein below on “As is what is”, and “Whatever there is” basis under Rules 8 & 9 of the said Rules for realizing the dues of Rs. 30,46,779.00 (Rupees Thirty Lakhs Forty Six Thousand Seven Hundred Seventy Nine Only) under your Term loan with number 17106800000032 as on **03-06-2025** (date of sale) with further interest and cost under your loan account, till realization along with expenses and thus the undersigned hereby invites from interested parties the sealed tenders for purchasing the properties subject to the terms and conditions mentioned hereunder.

DESCRIPTION OF THE PROPERTY

All the piece and parcel of the land measuring **4.458 Ares** together with building existing and/or to be constructed and all other improvements thereon comprised in Re-Sy No. 40/1 as per revenue records (Old Sy No. 40/13), of Atholi Village, Koyilandy Taluk, Kozhikode District, Kerala State within the registration Sub District of Chemanchery, bounded on **East by:** Property of Karthikeyan, **West by:**

Remainder having 3 meter width in the possession of Andy, **North by:** Property of Third party and Panchayath road and **South by:** Remainder in the possession of Andy.

Terms and Conditions

- a. The reserve price below which the property will not be sold is **Rs. 20,00,000.00 (Rupees Twenty Lakhs Only)**
- b. 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 Kozhikode or through RTGS/ NEFT for **Rs. 2,00,000.00 (Rupees Two Lakhs Only)** 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 or proof of RTGS/ NEFT as afore stated will be summarily rejected.
- d. The sealed covers containing tender shall reach the undersigned before **4 PM on 02nd June 2025.**
- e. The intending purchasers shall be present before the undersigned at his office on **03-06-2025 at 10 AM (Date & Time of Sale)** when the tenders will be opened.
- 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. 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.
- i. The tenders offering price below the Reserve Price mentioned above will be rejected.
- j. The buyer should satisfy himself/herself/itself as to the title, ownership, statutory approvals, extend etc of the property, before participation in the auction.
- k. All payments shall be made by way of Demand Draft drawn in favor of The Federal Bank Ltd. payable at Kozhikode or by RTGS/ NEFT (Details mentioned below)

IFSC Code: FDRL0001710

Account Number: 17102200000128

Name: The Federal Bank Limited,

Place: Kozhikode

- l. 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.
- m. 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.

LCRD KOZHIKODE DIVISION



- n. The intending purchasers can inspect the properties between **10AM to 03 PM on 02nd June 2025**. The intending purchasers who wish to inspect the property and / or know further details / conditions may contact the Authorised Officer at his below mentioned address. For detailed terms and conditions of the sale, please refer to the link provided in in the website of The Federal Bank Ltd i.e. <https://www.federalbank.co.in/web/guest/tender-notices>
- o. If any of the dates mentioned above happens to be a Bank holiday, the very next Bank working day will be considered for that particular event and related events.
- p. **In case of inter se bidding, the minimum bid multiplier amount is fixed as Rs. 25,000/-**

Dated this the 25th day of April 2025 at Kozhikode

For The Federal Bank Ltd.,

**Assistant Vice President & Head
(Authorised Officer under SARFAESI Act).**