

KTMB/VBJ/SEPF/2741/ 2025

05-06-2025

Regd / Speed Post with 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 **16-10-2024** calling upon the borrowers

- 1) Shri./Smt. Shaji Chirathara Kunjukunju @ Shaji C K, S/o Chirathara Kunjukunju, Karamuttu Laksham Veedu Colony, Karuvatta North, Haripad, Alappuzha, Kerala – 690517,
- 2) Shri./Smt. Akhila R, D/o Shaji Chirathara Kunjukunju, Karamuttu Laksham Veedu Colony, Karuvatta North, Haripad, Alappuzha, Kerala – 690517.

to pay the amount mentioned in the notice being **Rs. 29,35,689/- (Rupees Twenty nine lakhs thirty five thousand six hundred and eighty nine only)** as on **16-10-2024** together with further interest and costs and other expenses thereon from thereon, till date of payment being the amount due under the loan availed by you from our **Br. Chingavanam**, within 60 days from the date of receipt of the said notice.

Whereas the borrower(s) / coobligant(s) / guarantors (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 **19-12-2024** 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 **23<sup>rd</sup> June 2025**, the property described herein below on under Rules 8 & 9 of the said Rules for realizing the dues of **Rs. 30,81,748/- (Rupees Thirty lakhs eighty one thousand seven hundred and forty eight only)** as on **23<sup>rd</sup> June 2025** with future interest, cost and other charges from **24<sup>th</sup> June 2025** till realization on **AS IS WHAT IS, WHERE IS, WHATEVER THERE IS BASIS** and thus the undersigned hereby invites from interested parties the sealed tenders for purchasing the property subject to the terms and conditions mentioned hereunder. The property was earlier put on auction based on the sale notice dated 17-02-2025, 09-04-2025.

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

All the piece and parcel of the land measuring **1.72 Ares** (1.42 + 0.20 + 0.10 Ares) together with building and all other improvements thereon comprised in Re-Sy no. 472/3/2, 472/5/3/1, 472/3/4/1 (as per revenue records), Re-Sy no. 472/3/2, 472/5/3/1, 472/3/4 (as per title deed) respectively (Old Sy no. 156/2), Block no. 20 of Panachikkad Village, Kottayam Taluk, Kottayam District, Kerala State, bounded as per title deed on **East by:** 12 Feet wide Private Pathway, **West by:** Property of Animon and Remaining property of Kunjukunjamma Scaria, **North by:** Property of Giji Kunnappally and **South by:** Remaining property of Kunjukunjamma Scaria and property of Josin.

**Terms and Conditions**

- a. The reserve price below which the properties will not be sold is 26,75,000/-

Reserve Price	Earnest Money Deposit (EMD)
Rs. 26,75,000/-	Rs. 2,67,500/-

- 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/Cheque/By way of transfer favoring The Federal Bank Ltd. payable at Kottayam 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/Cheque/By way of transfer as afore stated will be summarily rejected.
- d. The sealed covers containing tender shall reach the undersigned before **4.30 PM on 21<sup>st</sup> June 2025**
- e. The intending purchasers shall be present before the undersigned at his office **on 23<sup>rd</sup> June 2025 at 11:00 am** 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, inter se 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. The authorized officer reserves his right to modify the terms of payment
- h. All payments shall be made by way of Demand Draft/Cheque/By way of transfer in favor of The Federal Bank Ltd. payable at Kottayam.
- i. The successful bidder shall bear the entire charges / fees payable for conveyance such as stamp duty, TDS, Registration fee etc. as applicable as per Law.
- j. 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. Other encumbrances, if any should be cleared by the purchaser of the property. Any attachment subsequent to the date of Mortgage will not be treated as an encumbrance.
- 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 properties between **10:00 AM and 3:00 PM on 20<sup>th</sup> June 2025**.
- n. The intending purchasers who wish to know further details / conditions may contact the Authorised Officer at his above address or visit Bank's official website i.e. <https://www.federalbank.co.in/web/guest/tender-notices>
- o. The buyer should satisfy himself/herself/itself as to the title, ownership, statutory approvals, extend etc of the property, before participation in the auction.
- p. 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.
- q. In case of inter se bidding, the minimum bid multiplier amount is fixed as Rs. 10,000/-

Kottayam

**For The Federal Bank Ltd.**

**( Authorised Officer under SARFAESI Act).**