

E-AUCTION SALE NOTICE

e- AUCTION 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 12/12/2022 calling upon the borrower(s) and / or guarantor (s) and / or 1. M/s Anand Cine Service Private Limited, No. 3, Sarangapani Street, T Nagar, Chennai, Tamil Nadu - 600017 // C-19, Film Nagar, Jubilee Hills, Hyderabad - T.S // Door No. 66/2898 (Old No,41/692), Adv. Eswara Iyer Street, Krishnaswami Road, Pullepady, Ernakulam, Cochin - 682035, 2.Mrs. Padma Manohar, Wo Manohar and 3. Mr. Anand Prasad Akkineni, S/o Manohar both are residing at 30/60, 3rd Main Road, Gandhi Nagar, Adyar, Tamil Nadu - 600020 to pay the amount mentioned in the notice being Rs.5,53,79,387.75 (Rupees Five Crore Fifty-Three Lakh Seventy-Nine Thousand Three Hundred and Eighty-Seven, paise Seventy-Five only) 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 on 08.11.2024 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 31st May 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 totalling to a sum of ₹8,05,81,213.58 (Rupees Eight crore five lakh eighty-one thousand two hundred thirteen and fifty-eight paise only) as on 31-05-2025 as per the claim in the OA filed before DRT-3 under the Term loan with Account number 13867100001293 and interest thereon 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

Description	Reserved Price	EMD
All the piece and parcel of the land measuring 4.52 Ares together with double storied building measuring a plinth area of approx. 3,368 Sq. Ft, bearing Door No. 66/2898 (Old N0.41/692) and all other improvements thereon comprised in Sy. No. 2504/27, of Kochi Municipal Corporation in Ernakulam Village, Kanayannur Taluk, Ernakulam District, Kerala State within the registration Sub District of Ernakulam, bounded as per title deed on East by: Property in Sy No. 2504, West by: Advocate Easwarayyar Road (Corporation Road), North by: Properties in Sy No. 2503 and 2504, South by: Property of Kottooreth John Cherian	Rs. 3,64,00,000/-	Rs. 36,40,000/-

Terms and Conditions

- Auction sale/bidding would be only through "ONLINE ELECTRONIC BIDDING" process through the website <https://federalbank.auctiontiger.net> of M/s. E-Procurement Technologies Ltd.
- The property will be sold on "AS IS WHERE IS" "AS IS WHAT IS" and "WHATEVER THERE IS" basis for an amount above the RESERVE PRICE.
- The Earnest Money Deposit (EMD) which is equivalent to 10 % of the Reserve Price of the property concerned is Rs. 36,40,000/- which is refundable if the tender is not accepted.
- The EMD shall be submitted on or before 30-05-2025, latest by 05:00 PM. Any bid submitted be-yond 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. Separate bids shall be submitted for each item.
- All payments shall be made by way of Demand Draft drawn in favor of The Federal Bank Ltd. pay-able at Chennai or by RTGS/NEFT (A/c No. 14082200000026, IFSC: FDRL0001408).
- The auction will be conducted online between 12:00 PM and 1:00 AM on 31-05-2025, with un-limited extension of 5 minutes each.
- The auction would commence above the reserve price mentioned. Bidders shall improve their offers in multiples of Rs.10,000/- (Rupees Ten Thousand Only)

- h. The intending bidders shall hold a valid e-mail address and register their names at the portal and get their user id and password from M/s. e-Procurement Technologies Ltd. where upon they would be allowed to participate in the online e-auction. The prospective bidders may avail online training on e-auction from M/s. e-Procurement Technologies Ltd.- Mr. Ram Sharma Contact number: 8000023297, ramprasad@auctiontiger.net , support@auctiontiger.net.
- i. The Federal Bank Limited / M/s. e-Procurement Technologies Ltd shall not have any liability to-wards 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. Deepak Shenoy K, Deputy Vice President-I, LCRD Chennai Division at +91-9986591245. Details of the auction sale, terms and conditions etc. are also available in our website, <https://www.federalbank.co.in/web/guest/tender-notice> & <https://federalbank.auctiontiger.net> of M/s. e-Procurement Technologies Ltd.
- k. The intending purchasers can inspect the properties between 03.00PM and 05.00PM on 14th May 2025 in consultation with the below 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. Society maintenance dues related to the flat if any, should be borne by the 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 shall 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 E-Procurement Technologies Ltd, the very next bank working day may be considered for that event and related events including the date if auction/sale.
- r. The property is put for sale subject to the provisions under the above Act / Rules and other pre-vailing laws.

NB:-The borrowers named above may treat this as notice of 30 days as stipulated in Rule 8 (6) of the said Rules and pay the secured debt in full to avoid sale of the properties.

Dated this the 22nd day of April 2025 at Chennai

For The Federal Bank Ltd.

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