

LCRD/Mavelikkara Division
MVKLCRD/KVL/NPA 4329/
/2025-26
Date: 04.06.2025
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 **09.04.2024** calling upon the borrower(s) and/or guarantor(s) and/or defaulter(s) **(1)** Sri. Saju. P.S, S/o. Pushpangada Kurup, proprietor of M/s. Maveli Distribution at Building No. KP-II/515, Nadakkal, Aduthala, Kalluvathukkal, Kollam-691579, **(2)** Smt. Sumi. L, W/o. Saju. P.S, **(3)** Smt. Saraswathi Amma. K, W/o. Pushpangada Kurup, 1st, 2nd and 3rd of you residing at Sreepadmam, Nadakkal, Aduthala, Kalluvathukkal, Kollam-691579, **(4)** Smt. Sudharmani. S, W/O. Aravindakshan Pillai, **(5)** Smt. Aneesha Aravind, W/o. Vinod, 4th and 5th of you residing at A.S Bhavan, Nadakkal, Aduthala P.O, Kollam-691579 to pay the amount mentioned in the notice being (1) ₹ 73,60,693.50 (Rupees Seventy Three Lakh Sixty Thousand Six Hundred Ninety Three and Paise Fifty Only) as on 07.04.2024 in the Cash Credit limit (A/c No. 12595500012807) and (2) ₹ 1,00,667/- (Rupees One Lakh Six Hundred and Sixty Seven Only) as on 06.04.2024 in the Term Loan (A/c No. 12596900016463) along with further interest maintained with Kalluvathukkal 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 06.09.2024 by issuing a notice to the borrowers/defaulters and general public and publication thereof in newspapers as contemplated under the said Act and Rules and thereafter took actual possession of the properties on 15.01.2025 in compliance of the order of Hon'ble Chief Judicial Magistrate Court, Kollam in MC 1083/2024.

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 **16.07.2025** 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 **(1) ₹ 89,64,252.02** (Rupees Eighty Nine Lakh Sixty Four Thousand Two Hundred Fifty Two and Paise Two Only) as on 16.07.2025 in the Cash Credit limit (A/c No. 12595500012807) and **(2) ₹ 1,11,055.69** (Rupees One Lakh Eleven Thousand Fifty Five and Paise Sixty Nine Only) as on 16.07.2025 in the Term Loan (A/c No. 12596900016463) [as per claim in OA No. 279/2025 pending before Hon'ble DRT-2/Ernakulam] along 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.

SL. NO	DESCRIPTION OF PROPERTIES	RESERVE PRICE
Lot No.1	All the piece and parcel of the land measuring 0.90 Ares + 1.10 ares + 13.45 ares together with building existing and all other improvements thereon comprised in Re. Sy. No.189/32, 189/33 and 189/35 respectively (Old Sy No. 7948/A/4, 7948/A/3 and 7948/A/1 respectively), Block No. 39 of Kalluvathukkal Village, Kollam Taluk, Kollam District, Kerala state and commonly bounded as per title deed on East by Panchayath By-Road, West by Properties of Mohanan Pillai, Padmavathy Amma and Beena North by Property of Chithra and property described as 2 nd and 3 rd item, , and South by Pathway and Property of Lalitha and commonly bounded as per location sketch on East by: Road and Property of Lalithabai Amma, West by: Pathway, North by: Property of Chithra, Road and South by: Pathway. (Mortgaged by 4 th and 5 th of you)	₹ 56,00,000 (Rupees Fifty Six lakh Only)
Lot No.2	All the piece and parcel of the land measuring 6.07 Ares + 4.05 ares together with building existing and all other improvements thereon comprised in Re. Sy. No.193/22 and 193/23 respectively (Old Sy No. 7918), Block No. 39 of Kalluvathukkal Village, Kollam Taluk, Kollam District, Kerala state and commonly bounded as per title deed on East by Property of Krishna Kurup and Way, West by Property of Aravindakshan, North by Property of Govinda Kurup, and South by Road and commonly bounded as per location sketch on East by: Property of Rajendra Kurup, West by: Property of Lalithakumari Amma, North by: Thanathu and South by: Road. (Mortgaged by 3 rd of you).	₹ 52,00,000 (Rupees Fifty Two lakh Only)

Terms and Conditions

- 1) The properties described above will be sold on **“AS IS WHERE IS” “AS IS WHAT IS” and “WHATEVER THERE IS”** basis for the above mentioned respective reserve price. The properties can be sold separately.
- 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 **(1) ₹ 5,60,000/- (Rupees Five lakh Sixty Thousand Only) for property mentioned in Lot No. 1 and (2) ₹ 5,20,000/- (Rupees Five Lakh Twenty Thousand Only) for property mentioned in Lot No. 2** favoring The Federal Bank Ltd. payable at Mavelikkara /RTGS Account – Current Account General, A/c No. 12592200000026, IFSC – FDRL0001259, Kalluvathukkal 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 15.07.2025.**
- 5) The intending purchasers/their authorized representatives shall be present along with valid photo identity proof before the undersigned at his office on **16.07.2025 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, interse 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. 12592200000026, IFSC –FDRL0001259, Kalluvathukkal 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) The intending purchasers can inspect the property on 10.07.2025 between 3 pm and 5 pm with prior appointment.
- 15) If the date of sale mentioned above happens to be a holiday, the sale will be conducted on the very next working day on the same terms and conditions.

Dated this the 04th day of June 2025 at Mavelikkara

For The Federal Bank Ltd

Deputy Vice President-1 & Branch Head
(Authorized Officer under SARFAESI Act)