

SPEED POST/AD

NOTICE FOR SALE OF SECURITY PROPERTIES 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 Federal Bank Ltd (hereinafter referred to as ‘the Bank’) through its Authorised Officer under the Act issued a Demand Notice dated 02-11-2015 , calling upon the borrowers namely **1) M/s Moon River Resorts Pvt Ltd, Vacha Loft, Flat No. 5 , River View Apartment, Yatch Club Enclave, Konduruthy, Ernakulam -682 013** **2) Sri. Alex Vachaparambil , Flat No. 2162 , 2nd Block, 16th Floor, Prestige Apartment, Marine Drive, Near Goshree Bridge, Ernakulam-682 031** Also at , **Vachaparambil House, Silver Oaks, Pattom, Thiruvananthapuram- 695 004** **3) Smt. Tsarina Vacha , Flat No. 2162 , 2nd Block, 16th Floor, Prestige Apartment, Marine Drive, Near Goshree Bridge, Ernakulam-682 031 , also at XL1/2584 , Nelpuraparambil, Chittoor Road, Ernakulam, 682 018** to repay the amount mentioned in the notice being ₹ 10,40,06,138/- (Rupees Ten Crore Forty Lakh Six Thousand One Hundred and Thirty Eight only) being the amount due under Term Loan account 13807100006405 in the name of M/s Moon River Resorts Pvt Ltd and others from Ernakulam/Palarivattom branch of the Bank, together with interest and costs and other charges within 60 days from the date of the said notice.

Whereas the borrowers 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 security 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 21-12-2016 by issuing notices to the borrowers/defaulters and public, and publication thereof in newspapers as contemplated under the said Act and Rules.

The undersigned being the Authorised Officer of the Bank hereby give notice to the borrowers and general public that the Bank has decided to sell the property described herein below on the **26<sup>th</sup> day of June 2025** on “AS IS WHERE IS” “AS IS WHAT IS” and “WHATEVER THERE IS” basis under Rules 8 & 9 of the said Rules for realizing the sum of ₹ 25,10,57,397/- (Rupees Twenty Five Crore Ten Lakh Fifty Seven Thousand Three Hundred and Ninety Seven only) as on 02-06-2025 due under the Term Loan account 13807100006405 in the name of M/s Moon River Resorts Pvt Ltd and others together with further interest, cost and other charges till realization and thus the undersigned being the Authorised Officer of the Bank hereby invites from interested parties, the sealed tenders for purchasing the property subject to the terms and conditions mentioned hereunder.

DESCRIPTION OF THE IMMOVABLE PROPERTY

All that piece and parcel of the land having extent of 11.316 Ares made up of a) 7.35 Ares in Sy. No. 380/1 , b) 3.561 Ares in Sy. No. 381/1 and c) 0.405 Ares in Sy. No.889 together with two buildings admeasuring 900 Sq. Feet and 200 Sq. Feet bearing no. XII/165 and XII/166 of Mulavukad Panchayath and all improvements thereon in Mulavukad Village, Kanayannur Taluk, Ernakulam District, Kerala State and bounded on the **South** by property of Shaju Prabhakaran, **East** by River, **West** by 10 links wide private Road and property in Survey No. 381/1 and **North** by property in Survey No. 379 of Sunny Aswez.

### Terms and Conditions

- 1) The property described above will be sold as single lot on “AS IS WHERE IS” “AS IS WHAT IS” and “WHATEVER THERE IS” basis for an amount not below the **Reserve price of ₹ 3,25,00,000/- (Rupees Three Crore Twenty Five Lakh only)**
- 2) The intending purchasers shall submit /send to the undersigned their tender quoting the price offered by in sealed cover along with a Demand Draft favoring The Federal bank Limited payable at Ernakulam/ RTGS to The Federal Bank Ltd, Br. LCRD Ernakulam Division, Bank Account No. 14350051030003, IFSC: FDRL0001435 for **₹ 32,50,000/- (Rupees Thirty Two Lakh Fifty Thousand only)** being earnest money deposit (EMD) equivalent to 10% of the Reserve Price of the properties, which is refundable if the tender is not accepted. The Demand Draft for EMD shall be sent/ handed over to the undersigned separately along with the envelope containing the tender under acknowledgement.
- 3) Tenders which are not duly sealed and are not accompanied by Demand Draft as afore stated will be summarily rejected.
- 4) The sealed covers containing tender/fund through RTGS shall reach the undersigned latest by **5.00 PM on 25-06-2025.**
- 5) The intending purchasers / their authorized representatives shall be present along with valid photo identity proof before the undersigned at his office on **26-06-2025 at 10.30 AM when the tenders will be opened.** In case where the tender is submitted by an incorporated company/Partnership firm/Trust, the person representing such company Partnership firm/Trust shall produce true copy of resolution/authorization from the Company/Partnership firm/Trust.
- 6) After opening tenders, the intending bidders may be given opportunities at the discretion of the Authorized Officer to have, inter-se bidding among themselves to enhance the offer price.
- 7) The Immovable property mentioned above can be sold through private treaty also subject to the provisions under the SARFAESI Act and other prevailing laws.
- 8) 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 made by him / her / them shall be forfeited without any notice and the property concerned will be re-sold.
- 9) All payments shall be made in the form of DD drawn in favour of The Federal Bank Ltd. payable at Ernakulam or by way of RTGS to The Federal Bank Ltd, Br. LCRD Ernakulam Division, Bank Account No. 14350051030003, IFSC: FDRL0001435.
- 10) The successful bidder shall bear the entire charges / fees payable for conveyance such as stamp duty, registration fee etc. as applicable as per law.
- 11) No encumbrance or charge in respect of the property has come to the notice of the Bank. 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.
- 12) The tenders offering price below the reserve price mentioned above will be rejected.
- 13) The Authorised 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 Authorised Officer/Bank shall be final.

- 14) The intending purchasers can inspect the property between 02.00PM and 04.00PM on working days till **25-06-2025**.
- 15) The intending purchasers who wish to inspect the property and / or know further details / conditions may contact the undersigned in the below address and / or LCRD Ernakulam Division of the Federal Bank Ltd. at 0484-2201157 / 8281812397 or at [ekmlcrd@federalbank.co.in](mailto:ekmlcrd@federalbank.co.in). Details of the auction sale, terms and conditions etc. are also available in Bank's website, <https://www.federalbank.co.in/web/guest/tender-notices>.
- 16) 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. The Auction Purchaser shall have the right to approach the competent Revenue Authorities for rectification of any discrepancies raised out of the resurvey sketch in relation to the property. Such rectification, if pursued, shall be at the sole discretion, cost, and risk of the Auction Purchaser, and the Bank shall bear no responsibility or liability in this regard, either financial or otherwise.
- 17) If any of the dates mentioned above happen to be a holiday/harthal/protest called by any political parties, the very next Bank working day will be considered for that event and related events including the date of auction/sale.
- 18) The property is put for sale subject to the provisions under the above Act / Rules and other prevailing laws.

Dated this the 03<sup>rd</sup> day of June 2025 at Ernakulam.

**For The Federal Bank Ltd.,**

**Satheesh Kumar A V**  
**Deputy Vice President-1 & Branch Head**  
(Authorized Officer under SARFAESI Act)