



YOUR PERFECT BANKING PARTNER

LCRD Thodupuzha Division, KP Varkey's Mall, Rotary Junction,
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TPZLCRD/KPN/SAR 694 /2025

20th January 2025

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).

Mr. Jaimy Tom, S/o Sabu Mathew, Puthenpurackal House, Kamakshy P O, Idukki District-685515

Whereas, The Authorized Officer of The Federal Bank Ltd. under the Act has issued a demand notice dated 04-03-2022 calling upon the above mentioned borrower to pay the amount mentioned in the notice being ₹ 32,35,334/- (Rupees Thirty Two Lakhs Thirty Five Thousand Three Hundred Thirty Four Only) in Housing Loan A/c No.14265200005067 & Rs.15,54,081/- (Rupees Fifteen Lakhs Fifty Four Thousand and Eighty One Only) in Housing Loan A/c 14265200005166 with further interest as per the said notice from 04-03-2022 till date of payment being the amounts due under the aforesaid Loans availed of by him from our Br. Kattappana within 60 days from the date of receipt of the said notice.

Whereas, the borrower 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 08-06-2022 by issuing a notice to the borrower and general public and publication thereof in news papers as contemplated under the said Act and Rules.

The undersigned hereby give notice to the borrower and general public that the Bank has decided to sell on 07th February 2025 the property described herein below on "AS IS WHERE IS BASIS " under Rules 8 & 9 of the said Rules for realizing the total dues of **Rs. 62,64,953.17/- (Rupees Sixty Two Lakhs Sixty Four Thousand Nine Hundred Fifty Three and Paise Seventeen Only)** is due from you as on 07-02-2025 inclusive of debts due, interest costs and other charges under the loan account Nos. 14265200005067 & 14265200005166 in the name of you along with future interest from 08-02-2025 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.

DESCRIPTION OF THE PROPERTY

All the piece and parcel of the landed property measuring 8.09 Ares with all improvements thereon comprised in Re Sy No.56/10-3 (Sy.No: 1/1) of Kattappana Village, Idukki Taluk, Idukki District, Kerala State and bounded on East by 12 feet wide private road, West by Property of Binoy Joseph, North by 10 feet wide private road and South by Property of Kalapurackal Joy.

Terms and Conditions

- a. The reserve price below which the properties will not be sold is Rs. **34,00,000/- (Rupees Thirty Four Lakhs Only)**



- b. The intending purchasers shall submit to the undersigned their sealed tender clearly quoting the price along with a Demand Draft favoring The Federal Bank Ltd. payable at Kattappana /Fund Transfer/RTGS/NEFT to the Account No-14262200000016, Account Name-Current Account General, IFSC Code-FDRL0001426, Branch-Federal Bank Ltd, Kattappana for EMD (10% of the reserve price) Rs.3,40,000/- (Rupees Three Lakhs Forty Thousand Only), which is refundable if the tender is not accepted.
- c. Tenders which are not duly sealed and are not accompanied by Demand Draft/ Fund Transfer/RTGS/NEFT as detailed in terms & conditions (b) as afore stated will be summarily rejected.
- d. The sealed covers containing tender shall reach the undersigned before 5.00 P.M. on 06th February 2025.
- e. The intending purchasers shall be present before the undersigned at his office on 07-02-2025 at 11.00AM, when the tenders will be opened.
- f. After opening the tender, the intending bidders may be given an opportunity at the discretion of the authorized officer to have inter-se bidding among themselves to enhance the price.
- g. The successful bidder/s 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 Authorised officer reserves his discretion to modify the terms of payment.
- h. All payments shall be made by way of a Demand Draft drawn in favor of The Federal Bank Ltd. payable at Kattappana/Fund Transfer/RTGS/NEFT as mentioned in clause (b) above.
- i. The successful bidder/s shall bear the entire charges / fees payable for conveyance such as stamp duty, Registration fee etc. applicable as per Law.
- j. No encumbrance in respect of the property prior to our 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.
- 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 5.00 PM on 1st February 2025. The intending purchasers who wish to inspect the property and/or know further details / conditions/, may contact the Authorised Officer at his above address.
- n. The buyer should satisfy himself/herself/itself as to the title, ownership, statutory approvals, extent etc of the property, before participation in the auction.
- o. If any of the dates mentioned above happens to be a holiday, the very next working day will be considered for that event and related events.

Dated this the 20th day of January 2025 at Thodupuzha

For The Federal Bank Limited

Unnikrishnan.S
For The Federal Bank Ltd.
LCRD-Thodupuzha Division

AVP & Branch Head (Authorised Officer under SARFAESI Act)

