

SALE NOTICE**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 01-10-2018 calling upon the borrower(s)/and guarantor(s)/and defaulters **(1).(a).Mr. Sabu George, S/o. Puduserry Vettiyadan George, Puduserry Vettiyadan House, West Chalakkudy – P. O., Thrissur District, Kerala – 680 307, (b). M/s. Oscar Granites, Near Swapnachitra, Perumby, NH Road, Koratty, Thrissur, Kerala – 680 308 and (2) Mrs. Bindu Sabu, W/o. Sabu George, Puduserry Vettiyadan House, West Chalakkudy – P. O., Thrissur District, Kerala – 680 307** to pay the amount mentioned in the notice being **Rs.24,59,670/- (Rupees Twenty four lakhs Fifty nine thousand Six hundred and seventy only) in Cash Credit limit with A/c no: 16505500000070 as on 30-09-2018** together with interest and cost thereon till payment of the amount due under the Loan availed of by them from Br. Koratty of The Federal bank Ltd within 60 days from the date of receipt of the said notice.

Whereas the borrower(s) and guarantor(s) and 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 23-09-2019 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 guarantor(s) and defaulters and general public that the Bank has decided to sell on **18th June 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 of **Rs. 75,16,000/- (Rupees Seventy Five Lakh Sixteen Thousand Only) as on 18-06-2025** under CC limit as claimed in the OA filed before DRT-2, Ernakulam along with further interest/costs/charges, subject to the terms and conditions mentioned hereunder.

Description of the Immovable Property

Particulars of property	Reserve Price below which property will not be sold.	EMD Amount
All that piece and parcel of land having an extent of 2.22 Ares of land along with building all improvements thereon situated in Survey Number 190/3 in Chalakkudy West Village, Mukundapuram Taluk, Thrissur District, Kerala State and bounded on North: by Municipal Road, South: by property of Pullanivallappil Kunjuvareed, East: by Municipal Road and West: by property of Palamattath Kuttiyl Jose	Rs 32,00,000/- (Rupees Thirty-Two Lakh only)	Rs 3,20,000/- (Rupees Three Lakh Twenty Thousand only)

Terms and Conditions

- a. The Property described above will be sold as single lot and the reserve price below which the properties will not be sold is, **Rs 32,00,000/- (Rupees Thirty-Two Lakh only)**
- 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 favoring The Federal Bank Ltd. payable at Thrissur or by way of RTGS for being earnest money equivalent to 10% of the Reserve Price of the property concerned, 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.
EMD – Rs 3,20,000/- (Rupees Three Lakh Twenty Thousand only)
- c. The sealed covers containing tender shall reach the undersigned before **05:00 PM on 17th June 2025.**
- d. The intending purchasers shall be present along with valid photo identity proof before the undersigned at his office on **18-06-2025 at 10.30 AM (Date & Time of Sale)** when the tenders will be opened. In case where the tender is submitted by an incorporated company/partnership/Association/Trust, the person representing such company/partnership/ Association /trust shall produce true copy of resolution/authorization from the company/partnership/association/Trust.

- e. Tenders which are not duly sealed and are not accompanied by Demand Draft/RTGS as afore stated will be summarily rejected.
- f. 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.
- 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 or such further time as permitted by the authorized officer in accordance with law, 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 the right to modify the terms and conditions of payment.
- h. All the payments shall be made in the form of DD drawn in favour of The Federal Bank Ltd, payable at Thrissur or by way of RTGS., Bank details are: The Federal Bank Ltd, LCRD/Thrissur Division, Account No.06060051030003, IFSC Code FDRL0000606..
- i. The successful bidder shall bear the entire charges/ fees payable for conveyance such as stamp duty, Registration fee etc. as applicable as per Law.
- j. No encumbrance in respect of the property prior to 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. Society charges and the other encumbrances, if any, should be cleared by the purchaser of the property.
- 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 **2 PM to 4 PM on 10th June 2025**. The intending purchasers who wish to inspect the property and / or know further

details / conditions may contact the Authorised Officer at LCRD/Thrissur Division, 1st Floor, Chemchery Tower, Thrissur- Ernakulam High Road, Ollur, Thrissur – 680 306. Ph: 0487-2424654, Email: tsrlcrd@federalbank.co.in or at Mob: 9496273776 / 8891060055.

- n. For detailed terms and conditions of the sale, please refer to the link provided in in the website of The Federal Bank Ltd i.e. <https://www.federalbank.co.in/web/guest/tender-notice>
- o. The buyer should satisfy himself/herself/itself as to the title, ownership, statutory approvals, extent 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. The properties are put up for auction / sale subject to the provisions under the SARFAESI Act/Rules and other prevailing laws.

For The Federal Bank Ltd

(Authorised Officer under SARFAESI Act).