

LCRD / SAR- 3149 / NLI/ /2024

Date: 12-04-2024

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 11-04-2023 calling upon the borrower(s) and / or guarantor (s) and / or defaulters 1) Sri. Agil Chandran Kollaparambil, S/o Chandran 2) Smt. Aswathy Raj K, W/o Agil Chandran Kollamparambil, both residing at Kollaparambil House, Anandapuram P O, Alathur, Thrissur – 680323, to pay the amount mentioned in the notice being ₹ 1,84,60,892.09 (Rupees One Crore Eighty Four Lakh Sixty Thousand Eight Hundred and Ninety Two, paise Nine only) in A/c No. 12447300008272 as on 10-04-2023, ₹ 1,07,26,782.34 (Rupees One Crore Seven Lakh Twenty Six Thousand Seven Hundred and Eighty Two, paise Thirty Four only) in A/c No. 12447300008280 as on 10-04-2023 and ₹ 90,01,512.91 (Rupees Ninety Lakh One Thousand Five Hundred and Twelve, paise Ninety One only) in A/c No. 12447600009335 as on 05-04-2023 together with further interest thereon till date of payment being the amount due under the various Loans availed of by them from our Br. Nellore 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 11-07-2023 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 **14th May 2024** the property described herein below on " AS IS WHERE IS BASIS " under Rules 8 & 9 of the said Rules for realizing the dues of



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Rs. 2,05,20,531.09/- (Rupees Two Crore Five Lakhs Twenty Thousand Five Hundred Thirty One and Paise Nine Only) in A/c No. 12447300008272 as on 13-05-2024 with further interest from 14-05-2024 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

1) All the piece and parcel of the land measuring 4.86 Ares together with building existing and/or to be constructed and all other improvements thereon comprised in Old Sy no. 277/1-6, of Anandapuram Village, Mukundapuram Taluk, Thrissur District, Kerala State within the registration Sub District of kallettumkara bounded as per title deed on East by: PWD Road, West by: Property of Oorath Narayanan, North by: Property of Govt. UP School, Panchayath Community hall, South by: Properties in Schedule Nos. 2 and 3.

2) All the piece and parcel of the land measuring 2.43 Ares + 2.43 Ares together with building existing and/or to be constructed and all other improvements thereon comprised in Old Sy no. 277/1-5, 277/1-3 respectively, of Anandapuram Village, Mukundapuram Taluk, Thrissur District, Kerala State within the registration Sub District of kallettumkara bounded as per title deed on East by: PWD Road, West by: Property of Oorath Narayanan, North by: Property in Schedule No 1, South by: Private Pathway.

Commonly bounded as per location sketch on East by: PWD Road, West by: Property of Oorath Narayanan, North by: Property of Govt. UP School, Panchayath Community hall and South by: Private Pathway.

Terms and Conditions

- a. The reserve price below which the property will not be sold is **Rs. 82,00,000/-**
- 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 for **Rs.8,20,000/-** being earnest money equivalent to 10 % of



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the Reserve Price of the property concerned, which is refundable if the tender is not accepted.

- c. Tenders which are not duly sealed and are not accompanied by Demand Draft as afore stated will be summarily rejected.
- d. The sealed covers containing tender shall reach the undersigned before 5.00 P.M. on 13th May, 2024.
- e. The intending purchasers shall be present before the undersigned at his office at 11.00 AM on 14th May 2024 when the tenders will be opened.
- f. After opening the tender, the intending bidders may be given 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, failing which the entire deposit made by him shall be forfeited without any notice and the property concerned will be re-sold.
- h. All payments shall be made by way of Demand Draft drawn in favor of The Federal Bank Ltd. payable at Thrissur.
- 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 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 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.



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- m. The intending purchasers can inspect the properties between 2.00 PM and 5.00 PM on 8th May 2024. 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, extend 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 day working day will be considered for that particular event.

Dated this the 12th day of April 2024 at Thrissur

For The Federal Bank Ltd.,

(Authorised Officer under SARFAESI Act).

