

**EKMLCRD/LPM/PF 2005/ SALE/ /2023-24****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 07-11-2016, calling upon the borrowers namely (1) M/s Edible Oil Refineries, PMC VIII/123B, Manadath, Poopani, Karattupallikara, Perumbavoor, Ernakulam- 683542, (2) Sri. Asik Mullassery Hamza, S/o Hamza, Mullassery House, Kattan Bazar, S N Puram, Vemballoor, Thrissur- 680 671, (3) Sri. Hamza P A, S/o Hyder, Palathinkal House, Vazhakode, Mullurkara P O, Thrissur- 680 583 to repay the amount mentioned in the notice being (i) Rs. 2,59,37,265/- (Rupees Two Crore Fifty Nine Lakh Thirty Seven Thousand Two Hundred and Sixty Five Only) being the amount due under the Cash Credit facility and (ii) Rs.34,79,571.11 (Rupees Thirty Four Lakh Seventy Nine Thousand Five Hundred and Seventy One and Eleven Paise Only) being the amount due under the Term Loan facility availed from the **Perumbavoor** Branch, together with interest and costs and other charges within 60 days from the date of receipt 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 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 23-03-2017 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 **12<sup>th</sup> day of March, 2024** on "AS IS WHERE IS" "AS IS WHAT IS" and "WHATEVER THERE IS" basis under Rules 8 & 9 of the said Rules for realising the sum of (i) **Rs. 6,56,70,349/- (Rupees Six Crore Fifty Six Lakh Seventy Thousand Three Hundred and Forty Nine Only)** in Cash Credit account and (ii) **Rs.94,59,578/- (Rupees Ninety Four Lakh Fifty Nine Thousand Five Hundred and Seventy Eight Only)** in Term Loan account, totaling to **Rs.7,51,29,927/- (Rupees Seven Crore Fifty One Lakh Twenty Nine Thousand Nine Hundred and Twenty Seven Only)** as on **12-03-2024** under the aforesaid credit facility as per OA terms including cost and other charges 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 Mortgaged Immovable Property**

(1) All that piece and parcel of landed property measuring **6.62 Ares** along with two storied building having an area of 5800 Sq.Ft. and all improvements there on in Re Survey No.41/2 (4.71 Ares), 89/2 (1.91 Ares) in Block No 99 of Perumbavoor Village, Kunnathunadu Taluk, Ernakulam District, Kerala State and bounded on the East by Property of Eldho, South by Property of Mukkanacherry George, West by Property of Manikunju and North by Municipal Road.

(2) All that piece and parcel of landed property measuring **3.24 Ares** along with two storied building having an area of 3000 Sq.Ft. and all improvements there on in Re Survey No.41/1, Block No 99 of Perumbavoor Village, Kunnathunadu Taluk, Ernakulam District, Kerala State and bounded on the East by Property of Eldho, South and West by Property of M/s Edible Oil Refineries and North by Municipal Road.

#### **Terms and Conditions**

- 1) The properties described above will be sold as single lot and the **reserve price** below which the properties will not be sold is **Rs.1,41,00,000/- (Rupees One Crore Forty One Lakh Only)**.
- 2) 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 Ernakulam or by RTGS/NEFT for **Rs14,10,000/- (Rupees Fourteen Lakh Ten Thousand Only)** being earnest money deposit (EMD) equivalent to 10% of the Reserve Price of the property, which is refundable if the tender is not accepted. The Demand Draft/UTR details 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/RTGS/NEFT as afore stated will be summarily rejected.
- 4) The sealed covers containing tender shall reach the undersigned before 10.30 AM on **12-03-2024**.
- 5) The intending purchasers / their authorized representatives shall be present along with valid photo identity proof before the undersigned at his office on **12-03-2024 at 11.00 AM 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.
- 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 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.
- 8) 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/NEFT.
- 9) The successful bidder shall bear the entire charges / fees payable for conveyance such as stamp duty, registration fee etc. as applicable as per law.
- 10) No prior encumbrance or charge in respect of the property has come to the notice of the Bank. No Court attachment is seen reflected in EC also. 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. 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 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.
- 13) The intending purchasers can inspect the properties between **11.00 AM and 04.00 PM on 05-03-2024.**
- 14) 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 0484-2201805 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>.
- 15) 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.
- 16) 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.
- 17) The property is put for sale subject to the provisions under the above Act / Rules and other prevailing laws.

This sale notice issued as per Rule 9 of Security Interest (Enforcement) Rules, 2002

Dated this the 31<sup>st</sup> day of January, 2024 at Ernakulam.

**For The Federal Bank Ltd.,**

**Pradeep G**  
**Vice President**  
**(Authorized Officer under SARFAESI Act.)**