

LCRD/Bangalore Division

BGRLCRD/BGRH/17S/

/2020-2021

3<sup>rd</sup> October 2020**SALE NOTICE**

(Sale through E-Auction Only)

**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 the Act) r/w SECURITY INTEREST (ENFORCEMENT) RULES, 2002 (hereinafter referred to as rules).**

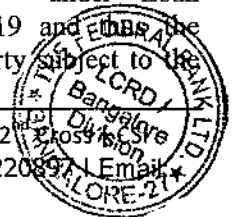
Whereas, The Authorized Officer of the Federal Bank Ltd. under the Act issued a demand notice dated 18/12/2017 calling upon the borrowers/co-obligants (1) Mr. Balaji Manimaran, S/o. Late E Shanmugam, R/at.No.323/1, Venkatappa Layout, 12<sup>th</sup> Cross, Kaggadasapura, C V Raman Nagar, Bangalore – 560093 and also at; No.635, Kodihalli, 5<sup>th</sup> Main, HAL 2nd Stage Post, Bangalore – 560008 and also at No.4, Shanmugam Illam, Kaggadasapura, C V Raman Nagar, Bangalore -560093 and also at No. L 118, 9<sup>th</sup> A Main, Sector 11, LIC Colony, Jeevan Bhimanagar, Bangalore – 560075, (2) Mrs. Tina Manimaran, W/o. Mr. Balaji Manimaran, R/at.No.323/1, Venkatappa Layout, 12<sup>th</sup> Cross, Kaggadasapura, C V Raman Nagar, Bangalore – 560093 and also at; No.635, Kodihalli, 5<sup>th</sup> Cross, HAL 2<sup>nd</sup> Stage Post, Bangalore – 560008 and also at; No.4, Shanmugam Illam, Kaggadasapura, C V Raman Nagar, Bangalore -560093 and also at; No L 118, 9<sup>th</sup> A Main, Sector 11, LIC Colony, Jeevan Bhimanagar, Bangalore – 560075 and (3) M/s. Aircomfort Systems, Office at. No. L 118, 9<sup>th</sup> A Main, Sector 11, LIC Colony, Jeevan Bhimanagar, Bangalore – 560075 to pay the amount mentioned in the notice being (1). ₹.18,40,373/- (Rupees Eighteen Lakhs Forty Thousand Three Hundred Seventy Three Only) as on 18/12/2017 under Loan A/c.No.14727300001288 (2). ₹.1,22,91,904.82 (Rupees One Crore Twenty Two Lakhs Ninety One Thousand Nine Hundred Four and Paise Eighty Two Only) as on 18/12/2017 under Loan A/c.No.14727300004381 and (3) ₹.91,09,182.58 (Rupees Ninety One Lakhs Nine Thousand One Hundred Eighty Two and Paise Fifty Eight Only) as on 30/11/2017 under Loan A/c.No.14725500000639 together with interest and other charges thereon within 60 days from the date of the said notice.

Whereas the borrowers/co-obligants 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 22/05/2018 by issuing a notice to the borrowers/defaulters 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(s) and / or guarantor (s) and / or defaulters and general public that the Bank has decided to sell on **18<sup>th</sup> November 2020** the property described herein below 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 dues of being (1). ₹.25,49,933 (Rupees Twenty Five Lakh Forty Nine Thousand Nine Hundred Thirty Three Only) as on 18/11/2020 under Loan A/c.No.14727300001288 (2). ₹.1,69,38,348/- (Rupees One Crore Sixty Nine Lakh Thirty Eight Thousand Three Hundred Forty Eight Only) as on 18/11/2020 under Loan A/c.No.14727300004381 and (3) ₹.1,48,46,614/- (Rupees One Crore Forty Eight Lakh Four Six Thousand Six Hundred Fourteen Only) as on 18/11/2020 under Loan A/c.No.14725500000639 with charges, cost as per the claim in OA No.1349//2019 and the undersigned hereby invites from interested parties the e-bids for purchasing the property subject to the terms and conditions mentioned hereunder.

The Federal Bank Ltd., Loan Collection & Recovery Department, Bangalore Division | No. 4 | 2<sup>nd</sup> Cross, Sector 11, LIC Colony, Jeevan Bhimanagar, Bangalore - 560075 | Email: [lcrcd@federalbank.co.in](mailto:lcrcd@federalbank.co.in)

Compound | Mission Road | Bengaluru | 560 027 | Karnataka | Phone: +91 080 22220898 | 22220897 | Email: [lcrcd@federalbank.co.in](mailto:lcrcd@federalbank.co.in)



**DESCRIPTION OF THE IMMOVABLE PROPERTY**

	Particulars of property	Reserve Price below which property will not be sold.	EMD amount
1	All the piece and parcel of the landed property bearing Site No.4, measuring 1350 Sq.ft, with building having Ground Floor- approx. 850 sq.ft, First Floor-approx.700 sq.ft., Terrace floor- 300 sq.ft, total 1850 sq.ft approx. HASB Katha No.260/2, PID No. 83-54-260/2, Kaggadasapura, Bangalore and bounded on East – Property No.5, West – Property No.3, North – Sriram Reddy Property and South – Road (As per Sale Deed Doc No.KRI-1-34356-2006-07 dated 14-03-2007 of SRO K R Puram).	Rs. 1,03,50,000/- ( Rupees One Crore Three Lakh Fifty Thousand only)	Rs.10,35,000/- (Rupees Ten Lakh Thirty Five Thousand Only)
2	All the piece and parcel of the landed property bearing No.323/1, measuring 4251.7 Sq.ft,(earlier portion of HASB 323/1, formerly No.13, Kaggadasapura Village), PID No.83-66-323/1, Ward No.83, with building having Ground Floor- approx. 1292 sq. ft, First Floor- approx.1035 sq.ft presently situated at 12 <sup>th</sup> Cross, Venkatappa Layout, Kaggadasapura, Bangalore and bounded on East – Private Property, West – Property No.1, North – Property No.46 & 47 and South – Road (As per Sale Deed Doc No.KRI-1-03049-2010-11 dated 15/10/2010 of SRO K R Puram).	Rs.2,63,80,000/- (Rupees Two Core Sixty Three Lakh Eighty Thousand Only)	Rs. 26,38,000/- (Rupees Twenty Six Lakh Thirty Eight Thousand Only)

**Terms and Conditions**

1. Auction sale/bidding would be only through "online electronic bidding" process through the website [www.Bankauctions.in](http://www.Bankauctions.in).
2. Last date for the online submission of documents with EMD (Earnest Money Deposit) is 17/11/2020 before 11.00 AM.
3. The date and time of auction is on 18/11/2020 between 11 am – 1 pm (IST) with unlimited extension of 5 minutes each.
4. The auction would commence at the reserve price as mentioned above. Bidders shall improve their offers in multiples of Rs. 25,000/- (Rupees Twenty Five Thousand Only). Any increase in the bid amount over and above the reserve price should be in the multiples of Rs.25,000/-.
5. The intending bidders shall hold a valid e-mail address and register their names at portal and get their user id and password free of cost from M/s.4 Closure(website: <http://bankauctions.in>), whereupon they would be allowed to participate in online e-auction.

6. The prospective bidders may avail online training on e-auction from M/s. 4 Closure (website: <http://bankauctions.in>) Flat No.102, Amrutha Apartments, Plot No.20, Motinagar, Hyderabad 500018. Contact person Mr. Sreekanth, Mobile 9515160061, Email: [Info@bankauctions.in](mailto:Info@bankauctions.in) and [Sreekantha@bankauctions.in](mailto:Sreekantha@bankauctions.in)
7. All the payments shall be made in the form of DD drawn in favour of The Federal Bank Ltd, payable at Bangalore or by way of RTGS, Bank details are: The Federal Bank Ltd, LCRD/Bangalore Division, Account No. 17630051030001, IFSC Code FDRL0001763.
8. The Bank / M/s. 4 Closure shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the cause.
9. EMD amount shall be adjusted in case of the highest/successful bidder, otherwise refunded within two working days of finalisation of sale. The EMD shall not carry any interest.
10. The intending purchasers can inspect the property on 2/11/2020
11. The intending purchasers who wish to inspect the property and/or for further Details/conditions may contact LCRD/Bangalore Division (080-22220897/898), 9986591245
12. The successful bidder shall deposit 25% of the bid amount / sale price on the same day on acceptance of his tender / offer by the Bank or not later than the next working day and the balance 75% within 15 days, failing which the entire deposit made by him/her shall be forfeited without any notice and the property concerned will be re-sold.
13. The successful bidder shall bear the entire charges/fees payable for conveyance such as stamp duty, registration fee etc as applicable as per law.
14. The bank will not be held responsible for any charge, lien, encumbrances, arrears of property tax, electricity charges, water charges, or any dues to the Government or anybody in respect of the properties under sale. Such dues if any on the property shall be borne by the purchaser.
15. The Authorised officer has the absolute right to accept or reject the bid/all or any bid including the highest bid or adjourn/postpone the sale without assigning any reason. The decision of the Authorised Officer/Bank shall be final.
16. The buyer should satisfy himself/herself/itself as to the title, ownership, statutory approvals, extent etc of the properties before participation in the auction.
17. The borrowers/guarantors named above may treat this as the notice of 30 days as stipulated in Rule 8 (6) and Rule 9(1) of the said rules and pay the secured debt in full to avoid the sale of property.

Dated this the 3<sup>rd</sup> day of October 2020 at Bengaluru

For The Federal Bank Ltd.



(Authorised Officer under SARFAESI Act).