

## SPEED POST/AD

### E-auction Sale notice for sale of immovable assets

(Under The Securitization 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 **12-01-2022**, calling upon the borrowers namely **(1) Sri Thomas Sebastian, S/o Sri Sebastian, Mattammal House, Thoppil Road, Thrikkakkara, Cochin - 682 021** and **(2) Smt Manju Thomas, W/o Sri Thomas Sebastian, Mattammal House, Thoppil Road, Thrikkakkara, Cochin - 682 021** to repay the amount mentioned in the notice being **₹1,89,15,522/- (Rupees One Crore Eighty Nine Lakh Fifteen Thousand Five Hundred and Twenty Two only)** being the amount due under the Housing Loan availed from **Kochi** branch together with interest and costs and other charges within 60 days from the date 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 **25-03-2022** 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 Authorized 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 June 2026** 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 sum of **₹2,75,27,399.91 (Rupees Two Crore Seventy Five Lakh Twenty Seven Thousand Three Hundred Ninety Nine and Paise Ninety One only)** as on **16-05-2026** under the aforesaid credit facility 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

All that piece and parcel of land admeasuring **6.80 Ares (16.80 Cents)** together with residential building No.II/257-A, II/257-D in Thrikkakkara Municipality and all improvements thereon in Survey No.55/7 and 55/8, Re Survey No.225/12 in Block No.8 of Vazhakkala Village, Kanayannur Taluk, Ernakulam District, Kerala State and bounded (as per title deed) on the East by Property of Backer, South by Property of Backer and Municipal Road, West by Property of Thomas and on the North by Property of Backer.

## Terms and Conditions

- 1) Auction Sale/bidding would be only through “ Online Electronic Bidding Process” through the website , “ [www.auctionbazaar.com](http://www.auctionbazaar.com) “ .
- 2) The property will be sold on “AS IS WHEREIS” “AS IS WHAT IS” AND “WHATEVER THERE IS” basis for an amount not below the reserve price.
- 3) The Reserve Price below which the property will not be sold is “₹2,31,00,000/- (Rupees Two Crore Thirty One Lakh only) and Earnest Money Deposit equivalent to 10% of the reserve price is ₹23,10,000/- (Rupees Twenty Three Lakh Ten Thousand only).
- 4) The bid along with EMD shall be submitted at any of the branch of Federal Bank/ online, latest by 5.00 PM on 11-06-2026. In case where the tender is submitted by an incorporated company/Partnership firm/Trust, the person representing such company Partnership firm/Trust shall produce true copy of resolution/authorization from the Company/Partnership firm/Trust and its KYC documents.
- 5) Refer E-auction website given above for more details. Any bids and EMD submitted beyond the date and time will not be entertained. The tenders offering below the reserve price will be summarily rejected.
- 6) The auction will be conducted online from 3.00 PM TO 4.00 PM on 12-06-2026 with unlimited extension of 5 minutes each.
- 7) The auction would commence above the reserve price given above. Bidders shall improve their offers in multiples of ₹25,000/- (Rupees Twenty Five Thousand only).
- 8) The intending Bidders shall hold a valid email address and register their names at portal and get their user id and password free of cost from M/s ARCA Emart Private Limited, upon which they would be allowed to participate in the online e-auction.
- 9) The prospective bidders may avail online training on e-auction from M/s ARCA Emart Private Limited, Hyderabad, Telangana- 500082. The support Numbers are +91 83709 69696 / +91 79970 43999 and Email: - [contact@auctionbazaar.com](mailto:contact@auctionbazaar.com) and [support@auctionbazaar.com](mailto:support@auctionbazaar.com).
- 10) All payments shall be made in the form of RTGS to The Federal Bank Limited. LCRD Ernakulam Division, Account No.14350051030003, IFSC: FDRL0001435.
- 11) The Bank or M/s ARCA Emart Private Limited shall not have any liability to bidders for any interruption or delay in access to the site irrespective of the cause.
- 12) The intending purchasers who wish to inspect the property and/or know further details/conditions may contact the Authorized officer of the Federal Bank at [ekmlcrd@federal.bank.in](mailto:ekmlcrd@federal.bank.in) or at 0484 2201013.
- 13) Details of auction sale, terms and conditions, etc. are also available in our website, <https://www.federal.bank.in/web/guest/tender-notice>.
- 14) The intending purchasers can inspect the properties between 12.00 PM and 4.00 PM on any working day up to 11-06-2026 with prior intimation to the undersigned.
- 15) The successful bidder of the property shall deposit 25% of the bid amount /Sale price (inclusive of EMD) immediately, i.e. on the same day OR not later than next working day, as the case may be, from the culmination of E-auction /bidding on acceptance of the 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 the EMD remitted shall be forfeited without any notice and the property will be re-sold.
- 16) The successful bidder shall bear entire charges/fees payable for conveyance such as stamp duty, registration fee, etc. as applicable as per Law.



- 17) In the EC dated 08/08/2025 attachment orders from 'Additional Commissioner of Income Tax, Order u/s 281 B of Income Tax Act 1961" dated 26/03/2016 and 'Tax recovery Office, Kochi 2' dated 14/06/2016 are seen reflected, which is subsequent to the mortgage in favour of the bank. No other 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 encumbrances, if any, should be cleared by the purchaser of the properties.
- 18) 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.
- 19) 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.
- 20) If any of the dates mentioned above happen to be a holiday/harthal/protest called by any political parties/associations/groups, which adversely affects the functioning of the Bank/ M/s ARCA Emart Private Limited, the very next Bank working day will be considered for that event and related events including the date of auction/sale.
- 21) This sale notice is issued as per Rule 9 of the Security Interest (Enforcement) Rules, 2002. The property is put for sale subject to the provisions under the above Act / Rules and other prevailing laws.

Dated this the 16<sup>th</sup> day of May 2026 at Ernakulam.

**For The Federal Bank Ltd.,**

**Priyan K R**  
**Assistant Vice President**  
**(Authorized Officer under SARFAESI Act.)**

