LCRD Thrissur Division

TSRLCRD/SAR 2990 /SN/Sale Notice-3/ /2026-27 30th September 2026

SALE NOTICE

AUCTION SALE 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 proviso to rule 8(6) of the 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 **07-06-2023** calling upon the borrower(s) and guarantor (s) and defaulters **(1) Shri. Mahesh Prasad M D, S/o Manohar Kumar D, Ambattuparambil House, Kannapuram, Chettupuzha P O, Thrissur-680012** and **(2) Smt. Saraswathy Manohar Kumar, W/o Manohar Kumar D, Ambattuparambil House, Kannapuram ,Chettupuzha P O, Thrissur-680012** to pay the amount mentioned in the notice being Rs. 37,82,812.80 (Rupees Thirty-Seven Lakh Eighty-Two Thousand Eight Hundred and twelve and paisa eighty only) is due from you jointly and severally as on 05-06-2023 together with interest and cost thereon till payment of the amount due under loan account No: 14677300002846 availed from our Br. Thrissur/ Koorkencherry 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 01st March 2024 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)/ guarantor (s)/ defaulters and general public that the Bank has decided to sell on **19th October 2026** 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 Total dues of **Rs. 58,76,389.77 (Rupees Fifty Eight Lakh Seventy Six Thousand Three Hundred and Eighty Nine and paisa Seventy Seven only)** as on **19-10-2026** as claimed in the OA filed by bank before DRT-2, Ernakulam under the above loan account along with further interest/costs/charges, due from the abovesaid Borrower (s)/ Guarantor (s) 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 the piece and parcel of the land measuring **3.04 Ares** along with right of way and building and all other improvements thereon comprised in Re. Sy no.70/6 (Old Sy.No.157) of Puttekkara Desom , Anjur Village, Thrissur Taluk, Thrissur District, Kerala State (bounded as per title deed) on **East by:** 10 feet wide private Road, **West by:** Property of Chinnan , **North by:** Property of Kaiparambil Subash and **South by:** Kudiyiruppu paramba of Luxy .	**Rs.30,00,000/** (Rupees Thirty Lakh Only)	**Rs 3,00,000/-** (Rupees Three lakh only**)**

TERMS AND CONDITIONS FOR SALE OF SCHEDULE PROPERTY/IES

1. The Property described above will be sold in single lot and the reserve price below which the properties will not be sold is **Rs. 30,00,000/- (Rupees Thirty Lakhs 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 Thrissur or by way of RTGS for **Rs. 3,00,000/- (Rupees Three lakh only)** being earnest money equivalent to 10% of the Reserve Price of the property concerned, which is refundable if the tender is not accepted without any interest. The Demand Draft/UTR Number & Details of indenting purchaser shall be sent/ handed over to the undersigned separately along with the envelope containing the tender under acknowledgement.

3. The sealed covers containing tender shall reach the undersigned before **10:30 AM on 19th October 2026.**

4. The intending purchasers shall be present along with valid a photo identity proof along with PAN/Aadhar card before the undersigned at his office on **19th October 2026** at **11:30 AM (Date & Time of Sale)** when the tenders will be opened.

5. 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. Tenders which are not duly sealed and are not accompanied by Demand Draft/UTR Number or RTGS as afore stated will be summarily rejected.

7. 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.

8. 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.

9. 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. 06062200000010, IFSC Code FDRL0000606.**

10. The successful bidder shall bear the entire charges/ fees payable for conveyance such as stamp duty, Registration fee etc. as applicable as per Law.

11. No encumbrance in respect of the property has come to the knowledge and information of the Bank prior to the date of mortgage. The bank will not be held responsible for any charge, lien, encumbrances, arrears of property tax, electricity charges, water charges, society charges, maintenance 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 cleared by the purchaser.

12. The tenders offering price below the Reserve Price mentioned above will be rejected.

13. 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.

14. The intending purchasers can inspect the properties between **2 PM to 4 PM** on **6th October 2026.** 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,Mobile:9496273776/9446995912/9495513976,Email: tsrlcrd@federalbank.co.in.

15. 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-notices

16. The buyer should satisfy himself/herself/itself as to the title, ownership, statutory approvals, extent etc. of the property, before participation in the auction.

17. 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.

18. 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