CBELCRD/TLR/CBE/Ganesh Babu – SALE(Nov)/ /2026 **10 November 2026**

REGD 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).

Ref: Sale Intimation dated 06th August 2024

Whereas

The Federal Bank Ltd (hereinafter referred to as 'the Bank') through its Authorized Officer under the Act issued a Demand Notices dated **30.05.2023** calling upon the borrower(s) and / or guarantor(s) namely,

1. Mr S GaneshBabu alias GaneshBabu S, S/o Sundaramurthy alias Sundramoorthi, No.9,2nd street, Karthikeya Nagar, P and T Colony, Kavundampalayam, Coimbatore, 641030 // C41 Rajiv Nagar 4th street, Road adjacent to Veda Hospital, Idayarpalayam, Coimbatore, 641025 // No.232, Telungupalayam pirivu, Near Hotel Annamaya, Perur main road, Coimbatore, Tamilnadu, 641039,
2. Mrs Janani Asaithambi , W/o S Ganesh Babu, No.9, 2nd street, Karthikeya Nagar, P and T Colony, Kavundampalayam, Coimbatore, 641030 // C41 Rajiv Nagar 4th street, Road adjacent to Veda Hospital, Idayarpalayam, Coimbatore, 641025.

to repay the amount mentioned in the notice being a) a sum of **Rs. 48,44,994.00 (Rupees Forty Eight Lakhs Forty Four Thousand Nine Hundred and Ninety Four Only) due from you as on 18.05.2023 under the FHS loan number 17917300000995 and b) a sum of Rs. 57,19,775.00 (Rupees Fifty Seven Lakhs Nineteen Thousand Seven Hundred and Seventy Five Only) due from you as on 18.05.2023 under the FHS loan number 17917300000987,** availed from Vadavalli branch of the Bank, 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 **20/02/2024** 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 **22nd day of December, 2026 (Tuesday)** on "AS IS WHERE IS" "AS IS WHAT IS" and "WHATEVER THERE IS" basis under Rules 8 & 9 of the said Rules for realizing a total sum of **Rs. 1,58,50,197.35 (Rupees One Crore Fifty Eight Lakhs Fifty Thousand One Hundred Ninety Seven and paise thirty five) as on 22/12/2026 in the below mentioned accounts.**

Loan Account	Dues as on 22/12/2026	Rate of interest
17917300000995	Rs. 72,68,623.97	8.95 % p.a with monthly rests Plus 4 % penal Charges
17917300000987	Rs. 85,81,573.38	8.95 % p.a with monthly rests Plus 4 penal Charges
TOTAL	**Rs. 1,58,50,197.35**	

together with further interest, costs and other charges till realization and thus the undersigned being the Authorized 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 THE PROPERTY

LOT NO 1

1. All the piece and parcel of the Site No.76 "Sakkaravarthi Gardens" measuring 2629 sq.ft or 244.2 sq.meters or 6 cent 15 sq.ft together with building existing and/or to be constructed and all other improvements thereon comprised in S.F. no. 594/4, of Othakalmandapam Village, Madukkarai Taluk, Coimbatore District, Tamil Nadu State within the registration Sub District of Kinathukadavu,

   Measuring East West on the North: 69 ½ feet, East West on the South: 94 feet, North South on the West: 67 feet and North East Corner Cross: 7 feet

   bounded as follows

   East of : Site No.77

   North of : 30 feet wide Layout Road and

   South of : 30 feet wide East West Layout Road.

   Charged to A/c No: 17917300000995

   (More fully described under Sale Deed No 4994/2022 dated 19/05/2022 of SRO Kinathukadavu in the name of Mr Ganesh Babu)

LOT NO 2

2. All the piece and parcel of the Site No. 11 “Sakkaravarthi Gardens” measuring 3548 sq.ft or 329.6 sq.meters or 8 cent 63 sq.ft together with building existing and/or to be constructed and all other improvements thereon comprised in R.S no. 594/1, of Othakalmandapam Village, Madukkarai Taluk, Coimbatore District, Tamil Nadu State within the registration Sub District of Kinathukadavu,

   Measuring East West on the North: 60 feet, East West on the South: 60 feet, North South on the West: 59 ¼ feet and North South on the East: 59 feet.

   bounded as follows

   East of : Site No.10

   West of : Park Site 1

   North of : 30 feet wide East West Layout Road

   South of : S.F.No. 594/1 Part

   Charged to A/c No: 17917300000987

   (More fully described under Sale Deed No 4992/2022 dated 19/05/2022 of SRO Kinathukadavu in the name of Mr Ganesh Babu)

TERMS AND CONDITIONS

1) Auction sale/bidding would be only through "**ONLINE ELECTRONIC BIDDING**" process through the website https://bankeauctions.com/ of M/s. C1 India Pvt. Ltd.

2) The property will be sold on “AS IS WHERE IS” “AS IS WHAT IS” and “WHATEVER THERE IS” basis for an amount **above** the **RESERVE PRICE OF**
   I. **Lot no 1 is Rs. 35,00,000.00 (RUPEES THIRTY FIVE LAKHS ONLY).**
   II. **Lot no 2 is Rs. 50,00,000.00 (RUPEES FIFTY LAKHS ONLY)**

3) The **Earnest Money Deposit (EMD) for the**
   I. **Lot no 1 is Rs 3,50,000.00 (RUPEES THREE LAKHS FIFTY THOUSAND ONLY)**
   II. **Lot no 2 is Rs 5,00,000.00 (RUPEES FIVE LAKHS ONLY)**
   which is refundable if the tender is not accepted.

4) **The EMD shall be submitted on or before 21/12/2026, latest by 05:00PM, (Monday).** Any bid submitted beyond the date and time referred above will not be entertained. If the bid form is submitted by an incorporated company, the person representing such company shall submit / produce the true copy of resolution / authorization from the company.

5) All payments shall be made by way of DD favouring The Federal Bank Ltd payable at Coimbatore, Tamil Nadu ***OR*** by way of NEFT/RTGS to The Federal Bank Ltd, LCRD Coimbatore Division, Account No. 14180051030001, IFSC Code FDRL0001418.

6) **The auction will be conducted online between 11:00 AM and 01:00 PM on 22/12/2026, (Tuesday)** with unlimited extension of 5 minutes each.

7) The auction would commence above the reserve price mentioned. Bidders shall improve their offers in multiples of Rs.1,00,000/- (Rupees One Lakh Only).

8) The intending bidders shall hold a valid e-mail address and register their names at the portal and get their user id and password free of cost from M/s. C1 India Pvt Ltd whereupon they would be allowed to participate in the online e-auction. The prospective bidders may avail online training on e-auction from C1India Pvt ltd - Shri. Prabakaran.M +91-7418281709 Email-id:tn@c1india.com, Prabakaran.malaichamy@c1india.com

9) The Federal Bank Limited / M/s. C1 India Pvt Ltd shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the cause.

10) The intending purchasers who wish to inspect the property and / or know further details / conditions may contact the undersigned in the below address or Smt. **Priya K**, Branch Head, Br. Vadavalli at +91- 8110004900. Details of the auction sale, terms and conditions etc. are also available in our website, https://www.federalbank.co.in/web/guest/tender-notices.

11) The intending purchasers can inspect the properties between 04.00PM and 05.00PM on 26th of November 2026 in consultation with Br. Vadavalli.

12) 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 remitted shall be forfeited without any notice and the property will be re-sold.

13) The successful bidder shall bear the entire charges/tax/fees payable for conveyance such as stamp duty, registration fee etc as applicable as per law.

14) No encumbrance or charge in respect of the property has come to the notice of the Bank. 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.

15) The Authorised officer has the absolute right to accept or reject 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, extent, ownership, statutory approval etc. in respect of the properties concerned before participating in the auction.

17) If any of the dates mentioned above happen to be a holiday/harthal/protest called by any political parties/association/ groups which adversely affects the functioning of the Bank / M/s.C1 India Pvt Ltd, the very next Bank working day may be considered for that event and related events including the date of auction/sale.

18) The property is put for sale subject to the provisions under the above Act / Rules and other prevailing laws.

Dated this the 10th day of November 2026 at Coimbatore.

For The Federal Bank Ltd.,

Deputy Vice President – II
(Authorized Officer under SARFAESI Act.)