TVMLCRD/MK/NDD /SAR 2585/Perinad / SaleNotice -1 / /2026-27 16-11-2026

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 Authorized Officer of the Federal Bank Ltd. under the Act issued a demand notice dated 22-11-2024 calling upon the borrowers 1) . Jumaila Beevi, W/o Late Aliyarukunju, Proprietrix M/s Perinad Granite Palace , Jamal Plaza, No. NMC 13/672-3, Hospital Road, Pazhakutty, Nedumangad,Thiruvanthapuram District,Pin 695541 and residing at Perinad House , Tholicode P O, Nedumangad, Thiruvananthapuram District -695 541 (2) Shamnad A , S/o Aliyarukunju, Perinad House , Tholicode P O, Nedumangad, Thiruvananthapuram District -695 542 and Prorpietor M/s Perinad Agencies,XV/390,Tholicode P O, Nedumangad ,Thiruvannathapuram District ,Pin 695 541,and (3) Najuminisa Shamnad, W/o Shamnad , Perinad House , Tholicode P O, Nedumangad, Thiruvananthapuram District -695 542 and proprietrix of M/s Perinad Tiles and Granites, No NMC XIV 198,Hospital Road,Nedumangadu, Thiruvananthapuram District ,Pin 695541 to repay the below amount /(s) mentioned from Nedumangadu branch together with interest and costs and other charges within 60 days from the date of the said notice

SL No	Nature of Limit	Account Number	Name of Account	Dues as on 22-11-2024,Amount in Rupees(₹)
1	OD/CC	10725500019211	M/s Perinad Granite Palace	1,75,77,484.47
2	GECL	10726900050087	M/s Perinad Granite Palace	29,69,442.24
3	Term Loan	10726900050707	M/s Perinad Granite Palace	13,57,797.96
4	GECL	10726900050806	M/s Perinad Granite Palace	12,84,533.87
5	OD/CC	10725500019401	M/s Perinad Agencies	1,51,51,624.17
6	Term Loan	10726900050053	M/s Perinad Agencies	53,35,532.50
7	GECL	10726900050103	M/s Perinad Agencies	34,44,985.22
8	Term Loan	10726900050723	M/s Perinad Agencies	11,71,139.18
9	OD/CC	10725500019229	M/s Perinad Tiles and Granites	1,29,87,508.34
10	GECL	10726900050095	M/s Perinad Tiles and Granites	21,60,542.65
11	Term Loan	10726900050715	M/s Perinad Tiles and Granites	20,37,823.00

Whereas the borrower/(s) ,co-borrower/(s) ,co -obligant/(s) , guarantor (s) and / or defaulter/(s) 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 the property/(ies) 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 21.06.2025 by issuing notices to the borrowers/defaulters and public, and publication thereof in newspapers as contemplated under the said Act and Rules. Subsequently, Juamaila Beevi expired leaving (2) along with a)Shaja,S/o Jumaila Beevi,Perinad House, Tholicode P O, Nedumangad, Thiruvananthapuram

District -695 542 (b) Shamla D/o Jumaila Beevi, Perinad House , Tholicode P O, Nedumangad, Thiruvananthapuram District -695 542 as her legal heirs and hence (a) and (b) were impleaded as legal heirs of Late Jumaila Beevi . Thereafter actual possession was taken/affected on 24-09-2026 in compliance of the order of Hon'ble Chief Judicial Magistrate Court, Thiruvananthapuram in MC 1764/2025 .

The undersigned being the Authorized Officer of the Bank hereby give notice to the borrower/(s) ,co-borrower/(s) ,co -obligant/(s) , guarantor (s) and / or defaulter/(s) ,the legal heirs mentioned above and general public, that the Bank has decided to sell the immovable the property/(ies) described herein below on 22.12.2026 (22nd day of December 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 dues as mentioned below with respect to the loan accounts mentioned below , and thus the undersigned being the Authorized Officer of the Bank hereby invites from interested parties, the tenders for purchasing the the property/(ies) subject to the terms and conditions mentioned hereunder.

Dues as on 22-12-2026

SL No	Nature of Limit	Account Number	Name of Account	Dues as on 22-12-2026(as per claim in OA 785/2024 before DRT II Ernakulam) ,Amount in Rupees(₹) /-
1	OD/CC	10725500019211	M/s Perinad Granite Palace	253,11,359.98
2	GECL	10726900050087	M/s Perinad Granite Palace	41,18,215.86
3	Term Loan	10726900050707	M/s Perinad Granite Palace	19,90,964.29
4	GECL	10726900050806	M/s Perinad Granite Palace	16,57,558.65
5	OD/CC	10725500019401	M/s Perinad Agencies	217,22,756.16
6	Term Loan	10726900050053	M/s Perinad Agencies	79,40,549.85
7	GECL	10726900050103	M/s Perinad Agencies	44,25,487.48
8	Term Loan	10726900050723	M/s Perinad Agencies	17,37,994.16
9	OD/CC	10725500019229	M/s Perinad Tiles and Granites	186,14,039.66
10	GECL	10726900050095	M/s Perinad Tiles and Granites	27,76,414.08
11	Term Loan	10726900050715	M/s Perinad Tiles and Granites	30,22,832.53
			Total	₹ 9,33,18,172.70/-

Details of Immovable Property/(ies)

Description	Reserve Price
All that part and parcel of landed property having an extent of 2.04 Ares (5.05 Cents) in Sy.No.3557/1-7-1 of Kawdiar Village, Thiruvananthapuram Taluk, Pattom Sub District, Thiruvananthapuram District along with residential building No.25/3854 and all the rights all improvements appurtenant thereto covered under Sale deed No. 2590/2011 dated 24.08.2011 of Pattom SRO bounded on East by Property of Abdul Jabbar, West by Road, North by: Property of Nasar ,South by Road.	**₹ 1 42,00,000/-**

Terms and Conditions

a) Auction sale/bidding would be only through "online electronic bidding" process through the website https://www.bankeauctions.com

b) The property will be sold on **"AS IS WHERE IS"** ,**"AS IS WHAT IS"** AND **"WHATEVER THERE IS"** basis for an amount not below the reserve price.

c) The **Reserve Price** below which the property will not be sold is **"₹ 1,42,00,000/-"**(Rupees One Crore and Forty Two Lakh Only) and **Earnest Money Deposit (EMD)** equivalent to 10% of the reserve price is **₹14,20,000/-** (Rupees Fourteen Lakh and Twenty Thousand Only).

d) The **bid along with EMD shall be submitted via online latest** by **11.00 AM on 22-12-2026**. 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.

e) 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.

f) The **date and time auction** via online is on **22-12-2026 from 12.30 AM TO 1.30 PM** with unlimited extension of 5 minutes each.

g) 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). Any increase in the bid amount over and above the Reserve Price should be in the multiples of Rs. 25,000/-.

h) The Authorized Officer has absolute right to accept or reject the bid/ all or any tender including the highest tender or adjourns/postpones the sale without assigning any reason. The decision of the Authorized Officer/ Bank shall be final.

i) The successful bidder shall deposit 25% of the bid amount / sale price inclusive of the EMD , immediately, i.e., on the same day or not later than next working day, as the case may be, on acceptance of his tender/ offer by the Bank and the balance 75% within 15 days of confirmation of sale or such extended period, failing which the entire deposit made by him shall be forfeited without any notice and the the property/(ies) concerned will be re-sold.

j) 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 C1 India Private LTD, E-auction service provider whereupon they would be allowed to participate in online e-auction.

k) The prospective bidders may avail online training on e-auction from M/s C1 India Private LTD E-auction service provider, Helpline No: +91 9891628914, 01244302000 & e-mail: -Support@bankeauctions.com and Mr. Prabhakaran M- 7418281709 & email- tn@c1india.com, Website: https:\\www.bankeauctions.com.

l) All payments shall be made in the form of RTGS to The Federal Bank Limited. LCRD Thiruvananthapuram Division, Account No. 21462200000013, IFSC: FDRL0002146.

m) The Bank or M/s C 1 India Private LTD E -auction service provider shall not have any liability to bidders for any interruption or delay in access to the site irrespective of the cause.

n) The intending purchaser/(s) who wish to inspect the the property/(ies) and/or know further details/conditions may contact the Authorized officer of the Federal Bank at tvmlcrd@federalbank.co.in or at (Ph: 0471-2322229,2780615,).

o) Details of auction sale, terms and conditions, etc. are also available in our website, https://www.federalbank.co.in/web/guest/tender-notices.

p) The intending purchaser/(s) can inspect the the property/(ies) between 10.00 AM and 4.00 PM on any of working days up to 21-12-2026 with prior intimation to the undersigned.

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

r) No prior encumbrance/(s) or charge in respect of the the property/(ies) has come to the notice of the Bank prior to mortgage. However, the intending bidders shall make their own independent inquiries regarding the encumbrance/(s), title of property put on auction and claims/rights/dues/affecting the property prior to submitting their bid. The Bank will not be held responsible for any charge, lien, encumbrance, outstanding statutory dues , lifting of attachments (if any) etc., pending property tax or any other dues to the Government, taxes or to anybody in respect of the property under sale. The encumbrances, pending charges, fees etc. , if any, shall be borne/ cleared by the auction purchaser/(s) of the property/(ies).

s) The buyer/(s) should satisfy himself/ herself / themselves/itself as to the title, extent, ownership, statutory approval etc., in respect of the the property/(ies) concerned before participating in the auction.

t) If any of the date/(s) mentioned above happen to be a holiday/(s)/harthal/protest called by any political parties/associations/groups, which adversely affects the functioning of the Bank / M/s C1 India Private LTD, the very next Bank working day will be considered for the event and related event/(s) including the date of auction/sale.

u) If the sale price is more than Rs. 50,00,000/- (Rupees Fifty Lakh only) then the auction purchaser/(s) / successful bidder/(s) has to deduct 1% of the sale price as TDS in the name of the purchaser/(s) and remit to Income Tax Department as per Section 194 IA of Income Tax Act and only 99% of the Sale Price has to be remitted to the Bank. The Sale Certificate will be issued only on receipt of Form 26QB and challan for having remitted the TDS.

Dated this the 16th day of November 2026

For The Federal Bank Ltd.,

Assistant Vice President
(Authorized Officer under SARFAESI Act.)