

LCRD / ERNAKULAM DIVISION

EKMLCRD/MT/KZL/SAR 2551/ SALE/ /2025-26 14-05-2025

SPEED POST/AD

NOTICE FOR SALE OF SECURITY PROPERTIES ISSUED UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002, r/w proviso to Rule 8(6) of the SECURITY INTEREST (ENFORCEMENT) RULES, 2002 .

Whereas
the Federal Bank Ltd (hereinafter referred to as ‘the Bank’) through its Authorised Officer under the Act issued a Demand Notice dated 20-01-2015 , calling upon the the borrower(s) and / or guarantor (s) and / or defaulters namely **1) M/s Christ Educational Trust, Mannoor, M C Road, Airapuram P O, Muvattupuzha, Ernakulam- 683 541 2) Sri P J Paulose, S/o Paily Joseph, Christ Knowledge City, Mannoor, M C Road, Airapuram P O, Muvattupuzha, Ernakulam- 683 541 3) Smt. Lissy Paulose, W/o P J Paulose, Christ Knowledge City, Mannoor, M C Road, Airapuram P O, Muvattupuzha, Ernakulam- 683 541** to repay the amount mentioned in the notice being ₹ 12,31,21,127/- (Rupees Twelve Crore Thirty One Lakh Twenty One Thousand One Hundred and Twenty Seven only) being the dues in Term Loans under account numbers 12227100005128, 12227100005136, 12227100005144 & 12227100005151 availed from **Keezhillam** branch now transferred to LCRD Ernakulam Division 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 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 17-04-2015 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 Authorised 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 **10th day of June 2025** 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 **1) ₹ 21,28,78,238/-**(Rupees Twenty One Crore Twenty Eight Lakh Seventy Eight Thousand Two Hundred and Thirty Eight only) under Term Loan 12227100005128 **2) ₹ 11,90,28,743/-** (Rupees Eleven Crore Ninety Lakh Twenty Eight Thousand Seven Hundred and Forty Three only)under Term Loan 12227100005136 **3) ₹ 11,23,61,374/-**(Rupees Eleven Crore Twenty Three Lakh Sixty One Thousand Three Hundred and Seventy Four only) under Term Loan 12227100005144 and **4) ₹ 6,51,30,955/-** (Rupees Six Crore Fifty One Lakh Thirty Thousand Nine Hundred and Fifty Five only) under Term Loan 12227100005151 and all totaling to **₹ 50,93,99,310/- (Rupees Fifty Crore Ninety Three Lakh Ninety Nine Thousand Three Hundred and Ten only)** due in the name of **M/s Christ Educational Trust** and others 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 THE IMMOVABLE PROPERTY

1. All that piece and parcel of the land admeasuring **14.16 Ares** together with building and all improvements thereon in Re Survey No.179/2, Block No 7 of Thengode Kara, Kakkanad Village, Kanayannur Taluk, Ernakulam District, Kerala State and bounded on the East by Road, South by Properties of Paulose and Others, West by Properties of Paulose and Others and on the North by Property of Mathukutty.

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| <p>2. All that piece and parcel of the land admeasuring 14.16 Ares together with building and all improvements thereon in Re Survey No.179/2, Block No 7 of Thengode Kara, Kakkanad Village, Kanayannur Taluk, Ernakulam District, Kerala State and bounded on the East by Road, South by Properties of Paulose and Others, West by Property of Paulose and on the North by Property of Paulose.</p> |
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Terms and Conditions

- 1) The properties described above will be sold as single lot on “AS IS WHERE IS” “AS IS WHAT IS” and “WHATEVER THERE IS” basis for an amount not below the **Reserve price of ₹ 7,25,00,000/- (Rupees Seven Crore Twenty Five Lakh Only)**
- 2) The intending purchasers shall submit /send to the undersigned their tender quoting the price offered by them in sealed cover along with a Demand Draft favoring The Federal bank Limited payable at Ernakulam/ RTGS to The Federal Bank Ltd, Br. LCRD Ernakulam Division, Bank Account No. 14350051030003, IFSC: FDRL0001435 for **₹ 72,50,000/- (Rupees Seventy Two Lakh Fifty Thousand only)** being earnest money deposit (EMD) equivalent to 10% of the Reserve Price of the properties, which is refundable if the tender is not accepted.
- 3) Tenders which are not duly sealed and are not accompanied by Demand Draft as afore stated will be summarily rejected.
- 4) The sealed covers containing tender/fund through RTGS shall reach the undersigned latest by **05.00 PM on 09-06-2025.**
- 5) The intending purchasers / their authorized representatives shall be present along with valid photo identity proof before the undersigned at his office on **10-06-2025 at 11.00 AM when the tenders will be opened.** 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.
- 6) After opening tenders, the intending bidders may be given opportunities at the discretion of the Authorized Officer to have, inter-se bidding among themselves to enhance the offer price.
- 7) The Immovable property mentioned above can be sold through private treaty also subject to the provisions under the SARFAESI Act and other prevailing laws.
- 8) 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 made by him / her / them shall be forfeited without any notice and the property concerned will be re-sold.
- 9) All payments shall be made in the form of DD drawn in favour of The Federal Bank Ltd. payable at Ernakulam or by way of RTGS to The Federal Bank Ltd, Br. LCRD Ernakulam Division, Bank Account No. 14350051030003, IFSC: FDRL0001435.
- 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 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 property.

- 12) The tenders with price below the reserve price mentioned above will be rejected.
- 13) The Authorised 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 Authorised Officer/Bank shall be final.
- 14) The intending purchasers can inspect the property between 02.00PM and 04.00PM on working days till **09-06-2025**.
- 15) The intending purchasers who wish to inspect the property and / or know further details / conditions may contact the undersigned in the below address and / or LCRD Ernakulam Division of the Federal Bank Ltd. at 0484-2201157 / 8281812397 or at ekmlcrd@federalbank.co.in. Details of the auction sale, terms and conditions etc. are also available in Bank's website, <https://www.federalbank.co.in/web/guest/tender-notice>.
- 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, the very next Bank working day will 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 14th day of May 2025 at Ernakulam.

For The Federal Bank Ltd.,

Asst. Vice President

(Authorized Officer under SARFAESI Act)