

TSRLCRD/SAR 2815 /SN/Sale Notice-5/

/2024-25

24th April 2025

SALE NOTICE
(Sale through e-auction only)

E-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 **21-01-2022** calling upon the borrower(s) and guarantor (s) and defaulters **(1) M/s Precious Infra Projects Pvt Ltd, Registered Office at 815/16, St. Louis Commercial Complex, Erinjeri Angadi, Church Circle, Thrissur – 680 001, (2) Mr. Leo Louis, S/o Louis Ouseph, Eluvathingal House, Kizhakkumpattukara, Thrissur-680 005, (3) Mr. Joe Louis, S/o Louis Ouseph, Eluvathingal House, Kizhakkumpattukara, Thrissur-680 005, (4) Mrs. Celine Louis, W/o Louis Ouseph, Eluvathingal House, Kizhakkumpattukara, Thrissur-680 005, (5) Mr. Pinto Peter, S/o Peter, Eluvathingal House, Manalipadam street, Nehru Nagar, Kuriachira P.O Thrissur – 680 006** to pay the amount mentioned in the notice being **Rs.20,92,89,399.06** (Rupees Twenty Crore Ninety two lakh eighty nine thousand three hundred and ninety nine and paisa Six Only) together with interest and cost thereon till payment of the amount due under loan account No: 12806900024163 availed from our Br. Thrissur S.T Nagar 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 07th November 2022 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 **13th May 2025** 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. 32,08,46,190/- (Rupees Thirty-Two Crore Eight Lakh Forty-Six Thousand One hundred and ninety only)** as on **13-05-2025** as claimed in the OA filed 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 landed property admeasuring a total extent of 30.41 Ares i.e. (1.57 Ares, 1.57 Ares, 1.57 Ares, 2.95 Ares, 0.79 Ares, 6.27 Ares, 0.50 Ares, 0.61 Ares, 2.14 Ares, 5.87 Ares, 6.23 Ares, 0.34 Ares) with multistoried commercial building having a total plinth area of 1,38,804 sq. ft (Comprising of 7 Floors including 2 Basements) and all improvements along with permanently affixed fixtures and fittings to the building therein comprised in Sy. No.1064/3, 1064/3, 1064/3, 1064/3, 983/1, 1064/4, 983/3, 982/2, 983/1, 1064/3, 1064/3 and 1064/4 of Thrissur Village, Thrissur Taluk, Thrissur District, Kerala State bounded on EAST: Canal, WEST: Sakthan Thampuran Road, NORTH: Private Road and property of Raphy Chakalakkal and SOUTH: Property of Jose Alukkas and Bhima Rao Sait.	Rs.40,00,00,000/ (Rupees Forty crore Only)	Rs 4,00,00,000/- (Rupees Four Crore only)

Terms and Conditions

1. Auction sale/bidding would be only through "online electronic bidding" process through the website <https://www.bankeauctions.com>
2. 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** as mentioned above.
3. Last date for the submission of documents with EMD (Earnest Money Deposit) before the Authorised Officer is **12/05/2025** before **5:00 P.M.** EMD for the property is as mentioned above.
4. The date and time of auction is on **13/05/2025** between **11 am – 3 pm (IST)**, with unlimited extension of 5 minutes each.
5. While submitting the EMD, the Intending bidders shall submit their ID proof and in cases where the prospective bidders are a 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 along with id proofs of the authorized Representatives.

6. The auction would commence at the reserve price as mentioned above. Bidders shall improve their offers in multiples of Rs.10,000/- (Rupees Ten Thousand Only). Any increase in the bid amount over and above the reserve price should be in the multiples of Rs.10,000/-.
7. 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 C 1 India Private LTD, E- Auction service provider whereupon they would be allowed to participate in online e-auction.
8. The prospective bidders may avail online training on e-auction from M/s C 1 India Private LTD E- Auction service provider, Helpline No:+91 9891628914, 01244302000 & email:- Support@bankeauctions.com and Mr. Prabhakaran M - 7418281709 & email- tn@c1india.com, Website: <https://www.bankeauctions.com>.
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.06060051030003, IFSC Code FDRL0000606.**
10. The Bank / M/s C 1 India Private LTD E- Auction service provider shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the cause.
11. EMD amount shall be adjusted in case of the highest/successful bidder, otherwise refunded within two working days of finalisation of sale. The EMD shall not carry any interest.
12. The intending purchasers who wish to inspect the property and/or for further Details/conditions may contact the undersigned in the below address or at 9496273776 / 9495513976 or at email id: tsrlcrd@federalbank.co.in. Details of the auction, sale, terms and condition etc are also available in our website <https://www.federalbank.co.in/web/guest/tender-notice>.
13. The intending purchasers can inspect the properties between 2 PM to 4 PM on the 2nd of May 2025 in consultation with the undersigned.
14. The highest/successful bidder shall deposit 25% of the amount of bid/purchase money adjusting the EMD already paid immediately on culmination of e-auction/bidding/on acceptance of his tender/offer by the Bank or not later than the next working day and the balance 75% within 15 days or such further time as permitted by the authorised 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 resold.
15. The successful bidder shall bear the entire charges/fees payable for conveyance such as stamp duty, registration fee etc as applicable as per law.

16. No 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, 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.

17. The Authorised officer has the absolute right to accept or reject the bid/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.

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

19. If any of the date mentioned above happen to be holiday/hartal/protest called by any political parties/association/groups which adversely affects the functioning of the Bank/ M/s C 1 India Private LTD E- Auction service provider the very next Bank working day may be considered for that event and related events including the date of auction/sale.

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

For The Federal Bank Ltd

(Authorised Officer under SARFAESI Act).

