
CBELCRD/VKK/CBE/World Tex – SALE(Nov)/ /2026 **11 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 11th August 2026

Whereas
The Federal Bank Ltd (hereinafter referred to as 'the Bank') through its Authorized Officer under the Act issued Demand Notice dated **18-02-2022 in the account of M/s World Tex International** calling upon the borrower(s) and / or guarantor(s) namely,

1. K.C.Skariah,Sole Prop. Of World Tex International, No.90/5,90/6, S.F. No.335, Varathottam,Thillainagar, 15, Velampalayam, Tiruppur – 641 652.

And also, at

K.C.Skariah, S/o P.M.Chacko,Kattapurath House, Pancode,Aikkaranadu North, Vadavukode, Ernakulam -682 310.

And also, at

No.1/61, No.63, Velampalayam,Tiruppur – 641 663.

And also, at

Flat No.904, 9th Floor, Pearl Block A,Door No. P36, Prime Enclave Vistas,Asher Mill Bus Stop, Gandhi Nagar Post,Tiruppur – 641 603.

2. Shiny Annamma Thomas,W/o K.C. Skariah,Kattapurath House, Pancode,Aikkaranadu North, Vadavukode, Ernakulam -682 310.

And also, at

No.1/61, No.63, Velampalayam, Tiruppur – 641 663.

And also, at

Flat No.904, 9th Floor, Pearl Block A,Door No. P36, Prime Enclave Vistas,Asher Mill Bus Stop, Gandhi Nagar Post,Tiruppur – 641 603.

3. K.C.Philipose, S/o P.M.Chacko,Kattapurath House, Pancode,Aikkaranadu North, Vadavukode, Ernakulam -682 310.

to repay the total amount mentioned in the notice being **Rs.3,32,04,273.58** (Rupees Three Crores Thirty Two Lakhs Four Thousand Two Hundred and Seventy Three and Paise Fifty Eight Only) **is due from 1 , 2 and 3 of you jointly and severally** under the loan accounts in the name of M/s World Tex International, **maintained with Tirupur Industrial Finance branch of the Bank**., together with interest and costs and other charges within 60 days from the date of the said notices.

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 **09.02.2023 and took actual physical possession of the property on 22.07.2026** 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 **23rd day of December , 2026 (Wednesday)** 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 rupees as mentioned below

(Claim Amount as per OA 410/2026 filed before DRT-Coimbatore)

Account	Amount	Due as on 23-12-2026
PCL A/c No.13599100010085	**8,98,206.96**	**16.30 % p.a with monthly rests from 24-12-2026**
PCL A/c No.13599100010503	**26,45,162.64**	
PCL A/c No.13599100010639	**33,88,173.08**	
PCL A/c No.13599100010050	**19,03,724.63**	
PCL A/c No.13599100010563	**22,17,093.12**	
Current A/c No.13590200027873	**1,11,88,298.85**	
GECL A/c No.13596900005192	**1,70,85,783.07**	**9.25 % p.a with monthly rests from 24-12-2026**
Working Capital TL Account No.13596900006950	**3,60,40,300.18**	**13.80 % p.a with monthly rests from 24-12-2026**

FUBN A/c No.13599900000175	**607.56**	**16.30 % p.a with monthly rests from 24-12-2026**
TOTAL	**Rs. 7,53,67,350.09**	

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 mortgaged properties/secured assets

All the piece and parcel of land in Tirupur Registration District, Tiruppur Joint -1 Sub Registration District, Tirupur North Taluk, Tirupur Municipal Limits (Now Corporation) Avinashi Road, Thottipaayam Village, GS No.57, corresponding Ward C, Block No.11, TS No.23, admeasuring 3.91 ACRES (Hect. 1.6027.8) within the following boundaries,

North by: TS No. 17 part, 33 part & 34 to 40,

South by: East West 40 feet road,

West by: Tiruppur Avinashi Road and T.S No.17,

East by: North South 30 feet road

in this, all the piece and parcel of land extent of about 149.260 sq ft or 13.8665 Sq mtr of **undivided co-ownership** land in the property described in property above TS ward No.1, along with the building as under:

Flat/Apartment

All the piece and parcel of land apartment on the 9th floor, Flat 904, Door No.P 36, a build-up area of about 1012.60 Sq ft and common areas shared with other residential unit admeasuring about 161.02 sq ft totalling 1173.62 sq ft in the building to be known as Pearl A, (Door No.P 36) assessment No.10087247 including one basement car parking no.12 with an electricity service connection No.03/201/004/1324 and water tap connection etc (more fully described in Sale Deed No.7287/2015 dated 08/07/2015 of SRO Joint 1 Tirupur)

The above security property is also charged to the Housing Loan A/c No.13597300002326 in the name of Shri. Skaria K C and another in which SARFAESI proceedings are initiated.

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 Rs.60,00,000/- (RUPEES SIXTY - LAKHS ONLY)**

3) The **Earnest Money Deposit (EMD) for the schedule property is Rs.6,00,000/-** (Rupees Six Lakhs only), which is refundable if the tender is not accepted.

4) **The EMD shall be submitted on or before 22/12/2026, latest by 05:00PM, (Tuesday).** 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 Tirupur Industrial Finance, 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 12:00 PM on 23/12/2026, (Wednesday)** 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 Shri. Arokia Regan S**,** Branch Head, Br. Tirupur Industrial Finance at 9842302168. 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 27th of November 2026 in consultation with Br. Tirupur Industrial Finance.

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 other 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/nature and characteristics 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 11th day of November 2026 at Coimbatore.

For The Federal Bank Ltd

Authorized Officer under SARFAESI Act