

**NOTICE OF SALE WITHOUT PREJUDICE**

**AUCTION SALE OF IMMOVABLE PROPERTY MORTGAGED TO THE BANKS IN TERMS OF SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002 (SARFAESI)**

Whereas, the Authorized Officer of **UCO BANK, KOTTAYAM BRANCH**, had taken possession of the property described herein below pursuant to the notice issued under Section 13(2) of SARFAESI ACT in the following loan account with right to sell the same strictly on "As is where is Basis" & "As is what is basis" & whatever there is basis" & "Without recourse Basis" for realization of Bank's dues plus interest as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under section 13(4) of the SARFAESI Act proposes to realize the Bank's dues by sale of the said property. The properties will be sold by public auction on dates mentioned against each of them at **12.00 Noon to 2.00 pm** at Kottayam Branch as per brief particulars given hereunder.

**No.1 Name & Address of the Borrower:** M/s Edan Cardamom Estate (Borrower)  
**Partners & Guarantors:** (1) P.V. John, Punnamattathil, Mundakayam P.O., Kottayam-686513, (2) Thankamma John, Punnamattathil, Mundakayam P.O., Kottayam-686513, (3) Joji Vargheese P. John, Punnamattathil, Mundakayam P.O., Kottayam-686513, (4) Biju Kavattu, Kavattu, Kombanadu P.O., Perumbavoor, Ernakulam-683546 (5) Jyothi Ann John, Punnamattathil, Mundakayam P.O. Kottayam-686513.  
**Guarantors:** (6) Eldhos K. Mathai, Kavattu, Kombanadu P.O., Perumbavoor, Ernakulam-683546 (7) Biju C.V., Chilampikkodan, Irigole Kara P.O., Perumbavoor, Ernakulam-683545, (8) K.I. Mathai, Kizhakkumparambil, Valayanchirangara P.O., Ernakulam-683542.

**Date of Demand Notice:** 03-02-2015 **Date of Possession:** 19-05-2015

**Amount Due as per Demand Notice:** Rs.2,59,08,006/- (Rupees Two crores fifty nine lakhs eight thousand six only) with further interest, incidental expenses, costs etc. to be charged from 01-09-2014

**Description of the immovable property Charged/Mortgaged and their Location**

(Property No.1): All the part and parcel of the property consisting of an extent of 48.60 ares of land and residential building in Re survey No.181/16 in Kodanadu Village comprised in Sale deed No.1854/1992 dated 25-05-1992 of Perumbavoor SRO in the name of Eldose K. Mathai. **Boundaries:** North: Property of Kaniyadan; South: Property of Kaniyadan; East: Property of Kaniyadan, West: Property of Punnadi.

**Reserve Price:** Rs.53,00,000/- (Rupees Fifty three lakhs only)

**Earnest Money Deposit:** Rs.5,30,000/- (Rupees Five lakhs Thirty Thousand only)

(Property No.2): All the part and parcel of the property consisting of an extent of 3.05 Ares of land and residential building Re-survey No .109/7 Block No .40 old Sy No.944/9 in Thiruvaniyoor village comprised in Sale deed No.804/2009 dated 11-03-2009 of Puthencruz SRO in the name of K.I. Mathai. **Boundaries:** North: Property of Thattampurathu Yakkob; South: Panchayath Road, East: Property of Ayyapallil Kumaran; West: Property of Kannamkottali Paily.

**Reserve Price:** Rs.29,00,000/- (Rupees Twenty Nine Lakhs only)

**Earnest Money Deposit:** Rs.2,90,000/- (Two lakhs Ninety thousand only)

**No.2 Name & Address of the Borrowers:** (1) Mr. P.V. John, S/o Mr. Varkey, Punnamattathil, Mundakayam P.O., Kottayam-686513 (2) Mr. Eldhos K. Mathai, S/o Mr. Mathai, Kavattu (H), Kombanadu P.O., Perumbavoor, Ernakulam-683546 **Guarantor:** Mr. Joji Vargheese P. John, Punnamattathil, Mundakayam P.O. Kottayam-686513

**Date of Demand Notice:** 03-02-2015

**Date of Possession:** 19-05-2015

**Amount Due as per Demand Notice:** Rs.6,94,252/- (Rupees Six lakhs ninety four thousand two hundred & fifty two only) with further interest, incidental expenses, costs etc. to be charged from 01-02-2015.

**Description of the immovable property Charged/Mortgaged and their Location**

All the part and parcel of the property consisting of an extent of 48.60 ares of land and residential building in Re-Sy. No.181/16 in Kunnathunadu Taluk, Kodanadu Village, Ernakulam Dist. comprised in Sale deed No.1854/1992 dated 25-05-1992 of Perumbavoor SRO in the name of Mr. Eldose K. Mathai. **Boundaries:** North: Property of Kaniyadan; South: Property of Kaniyadan; East: Property of Kaniyadan, West: Property of Punnadi.

**Reserve Price:** Rs.53,00,000/- (Rupees Fifty three lakhs only)

**Earnest Money Deposit:** Rs.5,30,000/- (Rupees Five lakhs Thirty Thousand only)

**Date of Auction Sale:** 31-07-2017

- For Participating in the Auction, intending bidders have to make a refundable deposit (EMD) only by way of Pay Order/ Demand Draft payable at **UCO Bank, Kottayam Branch**. The said Deposit shall be adjusted in case of successful bidders. The auction sale shall be conducted by appointed agent.
- The Authorized Officer reserves the right to accept or reject any or all the Bid(s)/Offer(s) or adjourn/postpone/cancel the Auction Sale without assigning any reason thereof.
- The aforesaid property shall not be sold below the Reserve Price mentioned
- If the Bid/Offer is accepted by the Authorized Officer, the successful Bidder who has offered the highest price in the bid has to pay 25% of the Bid amount (inclusive of EMD) of the sale price immediately on the same day to the Authorized Officer failing which the Earnest Money shall be forfeited and the property shall forthwith will be sold again.
- The successful bidder shall pay the remaining 75% of the bid amount on or before the 15th day of confirmation of sale by means of Pay Order/DD favouring UCO bank, Kottayam Branch Payable at Kottayam.
- In default of payment of the Balance amount of 75% of the bid amount within the stipulated period ie; 15 days from the confirmation of sale, the deposit amount (25% bid amount inclusive of EMD) shall be forfeited and the property shall be resold and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may be subsequently sold.
- On confirmation of sale by the Bank and if the terms of payment have been compiled with, the Authorized officer exercising the power of sale shall issue a Sale Certificate for immovable property in favour of the purchaser in the form given in Appendix III /Appendix V as per the rules under Securitization Act 2002.
- The property is being sold on "As is where is Basis" & "As is what is basis" & "Whatever there is basis" & "Without recourse Basis". Intending bidders are advised to conduct search in Revenue /SRO records to satisfy title, identity, extent, Dimensions, Survey Number, Door Number, Boundaries, or encumbrances in regard to the property proposed to be sold.
- The interested parties/bidders may inspect the property put for Auction sale during the working hours of the Bank on or before 28-07-2017 for which they may contact our Manager of the above said branch with a written request. (Branch Ph. No.0481-2585599)
- The successful bidders shall bear exclusively all the charges payable for conveyance, registration fee, stamp duty, taxes, statutory dues etc. as applicable.
- The sale/ Auction is subject to confirmation by the Authorized officer.
- The Authorized officer will not be held responsible for any charge, lien, encumbrances, property tax or any other dues to the Government or anybody in respect of the property auctioned.
- This is also notice to the Borrower /Guarantor of the aforesaid loan about holding of auction sale on above mentioned date if their outstanding dues are not repaid in full.

**Place :** Ernakulam  
**Date :** 20-06-2017

(Sd/-) Authorised Officer  
UCO Bank

**POSSESSION**

Whereas The undersigned being Aluva Branch under the Security and Enforcement of Security Interest Act 2002 issued under Section 13 (1) (Enforcement) Rules 2002 issued upon the borrower (1) M/s B. Road, Thottakkattukara-683108, Minerals, Veliyathunadu, U.C. Vikraman (Proprietor) M/s Blube House, Thakkattukara P.O. Aluva, Bhanu Vikaraman, Sreenivas, Aluva-683106 (4) Mr. Jyothi Kavitteli House, West Veliyathu Ernakulam-683511, to repay Rs.29,63,431.60 (Rupees Two hundred and thirtyone and paise sixty only) and interest. The borrower having failed to deal with the property and the charge of the Vijaya Bank. Twenty nine lakhs sixty three paise sixty only) and interest. The borrower's attention is in respect of time available, to

**DESCRIPTION**

All that part and parcel of 06.50 sqm (porch) 133 sqm (ground) 500meters north from Veliyathu in Karumalloor Village, Panchangamanad and District Ernakulam. Jyothi Kumari; South by: Property of Anilkumar.

**Date :** 19-06-2017

**STATE RAILWAY**

Mr. Ashok Kumar T.N., 43 Perumbavoor, Ernakulam - 686001, Sir,

A sum of ₹ 55,82,529/- (Fifty five lakhs eighty two thousand and twenty nine only) credit facilities granted to Perumbavoor Branch. You have been classified as Non Performer requests made by the Bank.

A Demand notice dated 19-06-2017 under the Securitisation and Reconstruction of Financial Assets and Security Interest Act 2002 issued on the borrower's debt with future interest for 15 days from the date of the mentioned under 13(4) of (Enforcement) Rules 2002 including enforcement of the Bank as described below.

**Details of secured assets:** over 9.30 ares of land in Kunnathunadu Taluk, Ernakulam (building No. PMC XVIII/111) with 900 sq. ft. open space. Rights for use a covered walkway and rights. **Boundaries:** Dr. Vincent, West by pro. Radha, North by PMC R.

Since the notice dated 19-06-2017 is constrained to cause the borrower under Section 13(2) of the mentioned liability within 15 days from the date of the Bank will be exercising.

You are also put on notice under the Act, you shall not transact without obtaining written consent. The Borrowers attention is in respect of time available, to

Ernakulam  
21.06.2017