



UCO BANK

KOTTAYAM BRANCH, Cyrils Towers, Railway Station Road,
Near Collectorate, Kottayam, Kerala-686 001.
Phone: 0481-2585588, E-mail: kottam@ucobank.co.in

NOTICE OF SALE WITHOUT PREJUDICE

AUCTION SALE OF IMMOVABLE PROPERTY MORTGAGED TO THE BANK 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.

1 Name of the Borrower with address: (1) Perumacheril Industries, Near Gomathy Junction, Chingavanam PO, Kottayam-686531 **(2) Mr. P.M. Jacob,** (S/o P.I. Markose), Prop: Perumacheril Industries, Perumacheril House, Near Gomathy Junction, Chingavanam P.O, Kottayam-686531, **Latest available address: P.M. Jacob,** S/o P.I. Markose, Bright Tourist Home, Puthenchantha, M G Road, Trivandrum-695001. **Guarantors: George Jacob,** Perumacheril House, Near Gomathy Junction, Chingavanam PO, Kottayam-686531.

Date of Demand Notice: 01-11-2012 | **Date of Possession: 11-03-2014**
Amount Due as per Demand Notice: Rs.32,04,904.68 (Rupees Thirty Two Lakhs Four Thousand Nine Hundred Four and Paise Sixty Eight only) as on 30-06-2012 with further interest, costs, incidental expenses etc. to be charged from **01-07-2012.**

Description of the immovable /Movable properties Charged/Mortgaged and their Location: (1) All that part and parcel of the properties an area of land admeasuring 10.40 ares of land and factory building in Old Sy. No. 300/15/2, Re.Sy No.323/23, Block No.19 of Nattakom Village, Kottayam Taluk, Kottayam Dist, standing in the name of P.M. Jacob. Boundaries: North: Properties belonging to Onadan and poothara; East: Property belonging to Vathakkadan; South: Properties belonging to Mannoopparambu and Poothara; West: Purayidam belonging to Onattuthazhchayil.

(2) All stocks of Raw materials and finished goods of automobile components and spares etc. in the premises of M/s Perumacheril Industries, Near Gomathy Junction, Chingavanam, Kottayam - 686531.

Reserve Price: Rs. 72,26,000/- | **EMD: Rs. 7,22,600/-**
Date of Auction Sale: 21-12-2017

2 Name & Address of the Borrowers: (1) Mr. Johnson Varkey M., Manakulathil Ebenezer, Govt HS Road, Kudamaloor P.O, Kottayam-686017 **(2) Mrs. Ruth Johns,** Manakulathil Ebenezer, Govt HS Road, Kudamaloor P.O., Kottayam-686017. **Name & Address of the Guarantors: Mr.Sajan E. John,** Manakulathil House, Kudamaloor P.O., Kottayam-686017.

Date of Demand Notice: 30-04-2015 | **Date of Possession: 20-05-2016**
Amount Due as per Demand Notice: Rs. 15,75,949.24 (Rupees Fifteen Lakhs Seventy Five Thousand Nine Hundred Forty Nine and paise Twenty Four only) and Rs.24,290/- (Rupees Twenty four Thousand Two Hundred Ninety only). Present Book Balances is Rs. 3,68,704/- & Nil and interest, costs, expenses to be from charged from 31-08-2017.

Description of the immovable /Movable properties Charged/Mortgaged and their Location: All that part and parcel of land admeasuring 3.00 Ares with residential building in Old Sy.No.303/2, Re.Sy.No.540/18, Block No.7 situate at Aymanam Village, Kottayam Taluk, Kottayam District, Kottayam SRO standing in the name of Mr.Johnson Varkey comprised in Sale Deed No. 2944/2005 dated 25-08-2005 registered with Kottayam SRO. Boundaries: North: Property of Mathew Cherian; East: Property of Kunjuamma; South: Panchayath Road; West: Property of M.J. Varkey.

Reserve Price: Rs. 31,00,000/- | **EMD: Rs. 3,10,000/-**
Date of Auction Sale: 21-12-2017

Terms & Conditions:

- 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 i.e; 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 complied 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 17-12-2017 for Sl. No. 1 & 20-12-2017 for Sl. No. 2 for which they may contact our Manager of the above said branch with a written request. (Branch Ph. No. 0481-2585599, 2585588).
- 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 : Kottayam (Sd/-) Authorised Officer
Date : 14-11-2017 UCO Bank

