

[Rule-8(6)] SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 (SARFAESI) READ WITH PROVISIO TO RULE 8 (6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002

Notice is hereby given to the public in general and in particular to the Borrower (s) & Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the symbolic possession of which has been taken by the Authorised Officer of UCO Bank, (secured creditor), will be sold on "As is where is" & "As is what is" & "Whatever there is" on 30-01-2025 for recovery of dues as mentioned hereunder to UCO Bank from the below mentioned Borrowers & Guarantors. The Reserve Price and the Earnest Money Deposit are also mentioned hereunder.

1. Name & Address of the Borrowers/Guarantors: M/s Thiruvithamcore Food Products, Prop Mrs.Sunitha V, and guarantor Mohandas alias Mohanan, both residing: Das Nivas, Kedakulam, Elakamon P O, Varkala - 695310

Date of Demand Notice: 20-01-2024

Date of Possession: 12-04-2024

Recoverable Amount: Cash Credit of Rs. 23,54,308.22, Term Loan 1- Rs.10,29,568.55 & Term Loan 2- Rs.1,29,685.03
Total Rs. 35,13,561.80 (Rupees Thirty Five Lakhs Thirteen Thousand Five Hundred Sixty One And Paise Eighty Only) as on 07.01.2025 inclusive of interest up to 07.01.2025 plus further interest and other incidental charges thereafter.

Note: Notice under section 13(2) of SARFAESI Act, 2002 issued on 20.01.2024 for Rs. 36,77,113.57 as on 27.12.2023 inclusive of interest up to 30.11.2023 plus further interest and other incidental charges

All that part and parcel of land measuring 4.34 ares land in Re Sy. No.247(2.04 Ares in Re sy no.247/5E and 2.30 Ares in Re Sy No.247/5A) and building in block no 2 of Ayiroor village, Elakamon Panchayath, Chirayinkeezhu Taluk, Thiruvananthapuram District in the name of Mrs. Sunitha V comprised in sale deed no.3518/1/06 dated 29-09-2006 registered with Varkala SRO. **Boundaries:** North: Property of Mohanan; South: Property of Surendra Pillai; East: Property of Madhavan Pillai and Others; West: Property of Narandram

Reserve Price: Rs. 25.20 Lakhs

Earnest Money Deposit (EMD): Rs. 2.52 Lakhs

2. Name & Address of the Borrowers/Guarantors: (1). Mr. Ajimon Ussaf, (2). Mrs. Shamla Beevi, both residing: Charuvila Veedu, Kayalpuram, Ayiroor P.O., Varkala-695310

Date of Demand Notice: 13-03-2024

Date of Possession: 31-05-2024

Recoverable Amount : Term Loan Rs.32,56,247.38 (Rupees Thirty Two Lakhs Fifty Six Thousand Two Hundred Forty Seven And Paise Thirty Eight Only) as on 07.01.2025 inclusive of interest up to 07.01.2025 plus further interest and other incidental charges thereafter

Note: Notice under section 13(2) of SARFAESI Act, 2002 issued on 13.03.2024 for Rs. 30,57,552/- as on 28.02.2024 inclusive of interest up to 31.10.2023 plus further interest and other incidental charges

Description of Property: All that Part and Parcel of land and building measuring 3.50 ares with residential building bearing door no. CP-17/207 comprised in Re Sy No.41/27 in Re Sy block no 20 of Chemmaruthy Village, Varkala Taluk, Thiruvananthapuram District standing in the name of Mr. Ajimon Ussaf comprised in sale deed no 2714/22 dated 17.09.2022 registered with Varkala SRO. **Boundaries:** North: Pathway; South: Property of Salim; East: Property of Nassar; West: Property of Kabeer & Panchayath Road.

Reserve Price: Rs. 22.40 Lakhs

Earnest Money Deposit (EMD): Rs. 2.24 Lakhs

DATE & TIME OF e-AUCTION SALE: 30th January 2025 between 11:00 AM to 05:00 PM
(with incremental value of Rs.0.10 lakh and unlimited auto extensions of 10 minutes each, if required)

Last Date of Submission of Tender : 29th January 2025

For detailed terms and condition of the sale, please refer to the link provided in websites/web portal:

i) <https://ebkgray.in/>

ii) <https://ucobank.co.in/>

Date: 10-01-2025,

Place: Varkala

(Sd/-) Assistant General Manager & Authorised Officer,

UCO Bank.