

[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 Borrower & Guarantors. The Reserve Price and the Earnest Money Deposit are also mentioned hereunder.

Name & Address of the Borrower: M/s. Arafat Gold & Diamonds Pvt Ltd, 11-1/238-A, Mancode, Puliyoorsalai, Mancode PO, Kanyakumari, Tamil Nadu-629 101 / 880/1, 2, 3, 4, 5, 6, Thenkasi Road, Rajeswari Tower, Rajapalayam, Virudhunagar, Tamil Nadu-626 001 and Guarantors: (1). **Mr. Abdul Salam**, S/o Mr. Kochukunju, Kodiyil Veedu, Pallissery PO, Sasthamcotta, Mynagappally, Kollam, Kerala-690 521 (2). **Mrs. Remela Beevi**, W/o Mr. Abdul Salam, Kodiyil Veedu, Pallissery PO, Sasthamcotta, Mynagappally, Kollam, Kerala-690 521 (3). **Mr. Riyaz Mon**, S/o Mr. Abdul Salam, Kodiyil Veedu, Pallissery PO, Sasthamcotta, Mynagappally, Kollam, Kerala-690 521, (4). **Mr. Rameez A**, S/o Mr. Abdul Salam, Kodiyil Veng, Sasthamcotta, Pallisserickal, Kollam, Kerala-690521, (5). **Mr. Salam Rafeek** S/o Mr. Abdul Salam, Kodiyil Veedu, Pallissery PO, Sasthamcotta, Mynagappally, Kollam, Kerala-690 521, (6). **Mr. Hameed Kunju K**, S/o Mr. Kochu Kunju, Kodiyil House, Veng, Sasthamcotta, Mynagappally, Kollam, Kerala-690 521, (7) **Mrs. Shaini A**, W/o Mr. Abdul Latheef, TC 3/2263, Kodiyil, House No.24, Rajalekshmi Nagar, Pattom PO, Thiruvananthapuram, Kerala-695 004.

Date of Demand Notice: 23-06-2023

Dates of Possession: 27-09-2023, 29-09-2023

Recoverable Amount : Recoverable Amount : **Rs. 21,90,05,804.51** as on 26-12-2024 inclusive of interest upto 26-12-2024 plus further interest and other incidental charges thereafter

Note: Notice under section 13(2) of SARFAESI Act, 2002 issued on 23-06-2023 for Rs.17,57,45,575.05 (Rupees Seventeen Crore Fifty Seven Lakh Forty Five Thousand Five Hundred and Seventy Five and Paise Five only) as on 20-06-2023 with interest up to 31-05-2023.

Description of Properties

PROPERTY-1: All that part and parcel of the land & two storied commercial building admeasuring 7.28 Ares (18.00 Cents) comprised in Re Sy. No. 29/28 in Block No. 13 of Sasthamcotta Village, Kollam TK & DT in the name of Mr. Hameed Kunju K, S/o Mr. Kochukunju under the Sale Deed No. 4091/1993 dated 27-11-1993 & 3933/1993 dated 26-11-1993 at SRO Sasthamkotta. **Boundaries:** North: Road; South: Property of Gangaprasad; East: Property of Haris & Josephine; West: Pathway.

Reserve Price: Rs.335.60 Lakhs

Earnest Money Deposit (EMD): Rs. 33.56 Lakhs

PROPERTY-2: All that part and parcel of the land & residential building admeasuring 23.52 Ares (58.00 Cents) comprised in Re Sy. No. 437/27 in Block No. 14 of Sasthamcotta Village, Kollam TK & DT in the name of Mr. Abdul Salam, S/o Mr. Kochukunju under the Sale Deed No. 2086/2008 dated 04-07-2008 at SRO Sasthamkotta. **Boundaries:** North: Pathway; South: Devaswam Property; East: Vattavila Purayidam; West: Property of Puthiram Veedu & Easukutty.

Reserve Price: Rs. 146.70 Lakhs

Earnest Money Deposit (EMD): Rs. 14.67 Lakhs

PROPERTY-3: All that part and parcel of the land admeasuring 5.70 Ares (14.00 Cents) comprised in Re Sy. No. 456/9 in Block No. 14, of Sasthamcotta Village, Kunnathoor TK & Kollam DT in the name of Mr. Abdul Salam, S/o Mr. Kochukunju under the Sale Deed No. 2392/1983 dated 30-11-1983 at SRO Sasthamkotta. **Boundaries:** North: Property of Ismailkutty & Path; South: Property of Abdulkadir Kunju; East: Thupparathundil Purayidam; West: Property of Asuma Beevi.

Reserve Price: Rs. 12.00 Lakhs

Earnest Money Deposit (EMD): Rs. 1.20 Lakhs

PROPERTY-4: All that part and parcel of the land with two storied residential building admeasuring 10.12 Ares (25.00 Cents) comprised in Sy. No. 147/8-2 & 147/9-2 in Block No. 10 of Mynagappally Village, Kunnathoor TK & Kollam DT in the name of Mr. Abdul Salam, S/o Mr. Kochukunju & Mrs. Remela Beevi W/o Mr. Abdul Salam under the Sale Deed No. 1409/1985 dated 27-06-1985 & 1600/1999 dated 07-06-1999 at SRO Sasthamkotta. **Boundaries:** North: Property of Thaha & AssyaUmma; South: Property of Thaha & Ashraf; East: Property of Hameedkutty & Pathway; West: Property of Subairkutty.

Reserve Price: Rs. 122.25 Lakhs

Earnest Money Deposit (EMD): Rs. 12.23 Lakhs

PROPERTY-5: All that part and parcel of the land admeasuring 18.21 Ares (45.00 Cents) comprised in Re Sy. No. 427/8-3, 428/19-3, 427/31, 427/29 & 427/30 in Block No. 14, of Sasthamcotta Village, Kunnathoor TK & Kollam DT in the name of Mr. Abdul Salam, S/o Mr. Kochukunju under the Sale Deed No. 64/2009 dated 05-01-2009 at SRO Sasthamkotta. **Boundaries:** North: K.I.P Canal; South: Property of ThangalKunju & Road; East: Property of Rahim, Shaji & Jamaludeen; West: Property of Abubakkar Kunju & Thangal Kunju.

Reserve Price: Rs. 81.00 Lakhs

Earnest Money Deposit (EMD): Rs. 8.10 Lakhs

PROPERTY-6: All that part and parcel of the land with two storied building admeasuring of 9.32 Ares (23.00 Cents) comprised in Re Sy. No.28 in Block No. 46, of Ambalapuzha West Village, Ambalapuzha TK & Alappuzha DT in the name of Mr. Abdul Salam, S/o Mr. Kochukunju under the Sale Deed No. 1729/2005 dated 29-03-2005 & Joint Release Deed No.168/2009 dated 13-01-2009 at SRO Alappuzha. **Boundaries:** North: Property of Dr R.N.K. Shanker; South: Property of Pradeep; East: Road (N.H-47); West: Property of Padmasuran.

Reserve Price: Rs. 560.50 Lakhs

Earnest Money Deposit (EMD): Rs. 56.05 Lakhs

PROPERTY-7: All that part and parcel of the land admeasuring 61.15 Ares (151.00 Cents) comprised in Re.Sy.No.419/9, 419/10, 422/5, 422/8, 422/9, 422/6/422/16, 422/10 & 422/11-1 in Block No.14, of Sasthamcotta Village, Kunnathoor TK & Kollam DT in the name of Mrs. Shaini A, W/o Mr. Abdul Latheef under the Settlement Deed No.522/2011 dated 09-02-2011 at SRO Sasthamkotta. **Boundaries:** North: Property of Nazar, Salim & Sabeena; South: Property of Hussain & Abdul Samad; East: Road; West: Property of Aravindakshan Pillai, Ibrahimkutty & Nazar.

Reserve Price: Rs. 132.50 Lakhs

Earnest Money Deposit (EMD): Rs. 13.25 Lakhs

PROPERTY-8: All that part and parcel of the land admeasuring 61.30 Ares (151.325 Cents) comprised in Re.Sy.No.390/13 & 390/14 in Block No.14, of Sasthamcotta Village, Kunnathoor TK & Kollam DT in the name of Mr.Abdul Salam S/o Mr.Kochukunju under the Sale Deed No.50/2009 dated 05-01-2009 at SRO Sasthamkotta. **Boundaries:** North: Property of Abdul Majeed; South: Road; East: Road; West: Property of YounusKunju.

Reserve Price: Rs. 202.00 Lakhs

Earnest Money Deposit (EMD): Rs. 20.20 Lakhs

PROPERTY - 9: All that part and parcel of the land with commercial building admeasuring 0.82 Ares (2.00 Cents) comprised in Re.Sy.No.24 in Block No.177, of Kollam East Village, Kollam Taluk & District in the name of Mr. Abdul Salam S/o Mr. Kochu Kunju under the Sale Deed No.2916/1997 dated 10-09-1997 & Release Deed No. 84/2002 dated 07-01-2002 at SRO Kollam. **Boundaries:** North: Main Road; South: Property of Sreenivasa Reddier; East: Property of Abdul Salam; West: Property of Krishna Pillai

PROPERTY - 10: All that part and parcel of the land with commercial building admeasuring 0.75 Ares (1.853 Cents) comprised in Re.Sy.No. 25 in Block No. 177, of Kollam East Village, Kollam Taluk & District in the name of Mr. Abdul Salam S/o Mr. Kochu Kunju under the Sale Deed No. 2696/1998 dated 07-09-1998 at SRO Kollam. **Boundaries:** North: Pathway; South: Property of Bindu; East: Property of Kassim Kunju; West: Pathway

Reserve Price: Rs. 146.25 Lakhs

Earnest Money Deposit (EMD): Rs. 14.63 Lakhs

Date & Time of e-Auction Sale: 30th January 2025 between 11:00 AM to 05:00 P.M.

(Incremental value of Rs. 1.00 Lakhs with 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://baanknet.com> (II) <https://ucobank.com>

Date: 09-01-2025, Place: Kollam

(Sd/-) Chief Manager & Authorised Officer, UCO Bank.