यूनियन बैंक Union Bank of India

UNION BANK OF INDIA, REGIONAL OFFICE, ERNAKULAM

2nd Floor , Union Bank Bhavan, M.G. Road, Ernakulam-682035, Ph: 0484-2353969,
E-mail: cmcrldroernakulam@unionbankofindia.bank

SALE NOTICE FOR SALE OF IMMOVABLE/MOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable/movable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 of the Security Interest (Enforcement) Rule, 2002

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor (s) that the below described immovable/movable properties mortgaged / charged to the Secured Creditor, possession of which has been taken by the Authorized Officer of Union Bank of India (secured creditor), will be sold on below mentioned date "As is where is", "As is what is" and "Whatever there is" for recovery of respective dues with future interest ad costs to the Union Bank of India as mentioned hereunder from the below mentioned Borrower(s) & Guarantor(s). The Reserve Price and the Earnest Money Deposit are also mentioned hereunder:

DETAILS OF THE PROPERTIES SCHEDULED FOR SALE ON 26-06-2024 (BETWEEN 12.00 NOON TO 5.00 P.M.)

Branch name, address & Contact No: Union Bank of India, Asset Recovery Branch, Ernakulam, 2nd Floor, Union Bank Bhavan, M.G.Road, Ernakulam-682035, Mob: 8330951825, E-mail: arb.ernakulam@unionbankofindia.bank

1 Name of the Borrower & Co-applicant/Guarantor/s: (1) M/s ATC Trading Corporation, Rep. by Partners- Mr. Babu Antony, Mr.Kiran P B, Mr. Roys Abraham, No. 4/2. Nr. Punjapadam, EMS Road, North Kalamassery, Cochin (2) Mr. Babu Antony, S/o P T Antony, Bel Heaven, No. 64/682, Rajaji Road, Nr. Ambedkar Stadium, Cochin-682035, (3) Mrs. Julie John (4) Mr.Kiran P.P, Pallath Ponmanikudam, Perinjanam, Thrissur-680686 (5) Mrs. Julie Roys, W/o & Legal Heir of Mr. Roys Abraham (6) Mr. Alvin Roys, S/o & Legal Heir of Mr. Roys Abraham (7) Ms. Helan Roys, D/o & Legal Heir of Mr. Roys Abraham (8) Mrs. Rahel Abraham, SL No. 3, 5, 6,7,8 Residing at K.K. House, Panavelly, P.O., Kottarakara, Vettikavala, Kollam-691532.

Amount due: Rs.2,30,92,268.02 (Rupees Two Crore Thirty Lakh Ninety Two Thousand Two Hundred Sixty-Eight and Paise Two only) outstanding as on 30.06.2023 along with further interest and costs from 01.07.2023 till realisation.

DESCRIPTION OF PROPERTY: **Lot No.1: (Item No.1)** All that piece and parcel of land admeasuring 32.24 ares with residential building, situated at Re Sy. No. 291/2-4 of **Vettikkavala Village,** Kottarakkara Taluk, Kollam District belonging to Mr. Roys Abraham as per Doc. No. 47/1997. Boundaries: East: Road, West: Property of Julie john, North: Property of Roys, South: Road. **(Item No.2)** All that piece and parcel of urban land admeasuring 16.60 ares situated at Re Sy. No. 291/4, Block No. 20 (Old Sy. No. 267/11b, 267/12) of **Vettikkavala Village** Kottarakkara Taluk Kollam District belonging to Mrs. Julie Roys as per Doc. No. 702/2010 dated 16-03-2010. Boundaries: East: Property of John, West: Property of Varghese and Jose, North: Property of Roys, South: Paddy land. (Item No. 1 & 2 under Lot No. 1 lying as contingous properties).
Lot No.2: (Item No.3) All that piece and parcel of land admeasuring 0.55 ares situated in Sy. No. 266/12-2 (Old Sy. No. 216/21), 15.20 ares in Sy. No. 265/9 (Old Sy. No. 216/23) & 0.40 ares in Sy. No. 265/13-2 (Old Sy. No. 216/24) of **Vettikkavala Village** Kottarakkara Taluk, Kollam District belonging to Mr. Roys Abraham as per Doc. No. 1527/2016 dated 09-08-2016 Boundaries: East: Property of Nellithanathu, West: Property of Roys, North: Property of Nellithanathu, South: M C Road.
Lot No.3: (Item No.4) All that piece and parcel of urban land admeasuring 12.14 ares situated at Re Sy. No. 291/2-2 of **Vettikavala Village**, Kottarakkara Taluk, Kollam District belonging to Mr. Roys Abraham as per Doc. No. 3760/2000 dated 17-11-2000. Boundaries: East: Pathway, West: Property of Roys, North: Property purchased from Jose, South: Property of Roys.
(Item No.5) All that piece and parcel of urban land admeasuring 12.14 ares situated at Re Sy. No. 291/2/1 and 291/2-1-2, Block No. 20, Old Sy. No. 270/6, 267/11a, 270/8, 259/107 of **Vettikavala Village**, Kottarakkara Taluk, Kollam District belonging to Mr. Roys Abraham as per Doc. No. 1587/2015 dated 31-07-2015 & 1463/2012 dated 04-05-2012. Boundaries : East: Panchayath Road, West: Remaining property of Roys, North: Property of Raju, South: Remaining property of Roys. (Item 4 & 5 under LOT 3 are lying as contiguous properties)

Item/Lot No	Reserve Price	EMD
LOT 1	Rs.39,60,000/- (Rupees Thirty Nine Lakh Sixty Thousand only)	Rs.3,96,000/- (Rupees Three Lakh Ninety Six Thousand only)
LOT 2	Rs.67,20,000/- (Rupees Sixty Seven Lakh Twenty Thousand only)	Rs.6,72,000/- (Rupees Six Lakh Seventy Two Thousand only)
LOT 3	Rs.16,80,000/- (Rupees Sixteen Lakh Eighty Thousand only)	Rs.1,68,000/- (Rupees One Lakh Sixty Eight Thousand only)

2 Name of the Borrower & Co-applicant/Guarantor/s: (1) M/s Basil Agro Fertilizing Co, Asamannoor, Punnayam, Asamannoor PO, Perumbavoor, Ernakulam, (2) Mr. Biju Kurian, (3) Mrs. Sheena Biju, both residing at: Maniyattu House, Asamannoor P.O, Punnayam, Perumbavoor

Amount due: Rs.20,99,674 (Rupees Twenty Lakh Ninety Nine Thousand Six Hundred Seventy Four only) outstanding as on 31.07.2023 along with further interest and costs less remittances from 01.08.2023 till realisation.

DESCRIPTION OF PROPERTY: All that piece and parcel of property comprising of 4.05 Ares of land at Re sy no 48/11/2 of **Asamannoor Village,** Punnayam, Kunnathunadu Taluk Covered under Sale Deed No.1822/1999 of SRO Kuruppumpadi owned by Mr Biju Kurian S/o Kuraian,Maniyattu House. Boundaries: North: Property of Kurian and Mariankutty, South: Road, East: Property of Maniyatt Binoy, West : Property of Puliyeli Paily Ouseph

Reserve Price: Rs.10,35,000/- (Rupees Ten Lakh Thirty-Five Thousand Only) | EMD: Rs. 1,03,500/- (Rupees One Lakh Three Thousand and Five Hundred Only)

3 Name & Address of the Borrower & Co-applicant/Guarantor/s: (1). M/s Eurotech Polymers, Office/Factory: 2/467C, Industrial Development Plot, Parakulam, Anakkara P O, Palakkad 679 551, Corporate Office: (2). M/s Eurotech Polymers, Eurotech Lane, Kokkur P O , Changaramkulam, Malappuram -679591, (3). Mr. Abdul Rasheed M. C (Managing Partner), S/o Mr. Ummer Kallathel, Manikulathel House, Eramangalam Post , Malappuram -679579, (4). Mrs. Rameena Abdul Rasheed (Partner), W/o Abdul Rasheed M. C , Manikulathel House, Eramangalam Post , Malappuram -679 579. (5). Mr. Abdul Rasheed M. C, (Managing Partner) , M/s Eurotech Polymers, Eurotech Lane, Kokkur P O , Changaramkulam, Malappuram -679591, (6) The General Manager, Disrict Industries Center, Palakkad, Kenathupurambu, Palakkad-678001

Amount due: Rs. 2,73,19,942.01 (Rupees Two Crore Seventy Three Lakhs Nineteen Thousand Nine Hundred Forty Two and Paise One Only) as on 12.01.2022 along with further interest and costs from 13.01.2022 till realisation.

DESCRIPTION OF PROPERTIES: **LOT 1: (Item No.1):** - All that piece and parcel of the property comprising of 100 Cents of Industrial Land along with the building thereon, situated at Kappur Industrial Area in Sy.no 63/1C of **Kappur Village,** Pattambi Taluk, Palakkad District Owned by Mr. Abdul Rasheed M C & Mrs. Rameena Abdul Rasheed . (The Industrial Land can only be utilized for industrial purpose .The buyer shall not have absolute right over the land and they shall have only those rights provided in the agreement and they have to apply for patta for the industrial land in due course to be utilized for industrial purpose. The buyer shall have only the rights specified in the patta) Boundaries: North: PWD Road & School, East: DIC Land, South: Private property, West: DIC Land
(Item No. 2): - Plant and machinery thereon as described below, situated at 100 Cents of land in Kappur Industrial Area in Sy.no 63/1C of **Kappur Village**, Pattambi Taluk, Palakkad District Owned by Mr. Abdul Rasheed M C & Mrs. Rameena Abdul Rasheed

Sl.No.	Description of machinery	Name of Manufacturer / Supplier	Year of make	Condition of the Machine / Maintenance (New / Old /Reconditioned)	Qty	Technical specification machine viz. (1) Tag No. (2) Capacity (3) RPM etc.
1	Kolsite Battenfeld extruder with drive panel hooper loader, dryer, control panel, electric motors, electricals and other accessories	M/s. KABRA Extrusiontechnik Ltd.	2015	Fair– new	1	45 MM PPR extruder with dry panel and Electric motor
2	Die Head, Dies, Vacuum Sleeves, cutting saw, electric motors etc. with electricals and other accessories	M/s. KABRA Extrusiontechnik Ltd.	2015	Fair– new	1	Die head PO 125/450 VSI Dies, Vacuum sleeves, upstroke cutting saw SPR 110 R with extended BED, Electronic two belt haul off 110 SEV
3	Vacuum Calibrator with electricals and other accessories	M/s. KABRA Extrusiontechnik Ltd.	2015	Fair– new	1	V-125 MS Water spray bath
4	Water spray tank with electricals and other accessories	M/s. KABRA Extrusiontechnik Ltd.	2015	Fair– new	2	
5	Chiller with electricals and other accessories	M/s. GEM Equipment P. Ltd., Coimbatore	2015	Fair– new	1	Volt – 415 AC, Power – 18.2 KW, Capacity – 60000 - Kcal / hour, Gas Wt.-16000 gm
6	Standalone UPS system with batteries	M/s. Hitachi	2015	Satisfactory - new	1	220 KVA UPS system
7	Markem – Image 9028, 1.1 G Ink Jet printer with Photocell, Photocell Bracket and Stand	M/s. Univend Associates Pvt. Ltd.	2016	Satisfactory - new	1	
8	Power Screw Air compressor, Air dryer, Air receiver tank and other electricals and other accessories	M/s. Elgi Equipment Ltd.	2016	Fair– new	1	Capacity - 40 CFM, Gas Wt. - 300 gm, Volt – 220 V AC,

(Note: Items 1 & 2 will be sold in single Lot only).
LOT 2: (Item No.3): - All that piece and parcel of the property comprising of 72.25 Cents (29.2395 Ares) of Residential Vacant Land Property in Re.Sy. No 414/1 (old Sy. No 414) of **Karikkad Village**, Akkikkavu sub District, Thalappilly Thaluk, Thrissur District owned by Mr. Abdul Rasheed. Boundaries: North: Road, East: Panchayath Road, South: Road & Parambu, West: Road
(Item No. 4): All that piece and parcel of the property comprising of 32.27 cents (13.067 Ares) of Residential Vacant Land situated at Re.Sy.No.168/5 at **Veliankode Village**, Ponnani Sub-District, Ponnani Taluk, Malappuram District owned Mrs. Rameena Abdul Rasheed . Boundaries: North: Property of Naranth Marakkar, Antooparambil Aboobakar and Road, East: Property of Antooparambil Aboobakar, Cheruvathel, South: Property of Abdul Rasheed and Kamal, West: Naranath Marakkar, Tharayil Asharaf and Hakeem

Item/Lot No	Reserve Price	EMD
LOT 1	Item no.1: Rs.61,00,000/- (Rupees Sixty One Lakhs Only) Item no.2: Rs.19,10,000/- (Rupees Nineteen Lakhs Ten Thousand Only) Total Reserve Price for Lot 1: Rs.80,10,000/-(Rupees Eighty Lakh Ten Thousand only) (Note: Items 1 & 2 will be sold in single Lot only).	Rs.8,01,000.00 (Rupees Eight Lakhs One Thousand Only)
LOT 2	Item no.3: Rs 96,50,000/- (Rupees Ninety Six Lakhs Fifty Thousand Only)	Rs 9,65,000/- (Rupees Nine Lakhs Sixty Five Thousand Only)
LOT 3	Item no.4: Rs 62,70,000/- (Rupees Sixty Two Lakhs Seventy Thousand Only)	Rs 6,27,000/- (Rupees Six Lakhs Twenty Seven Thousand Only)

4 Name of the Borrower & Co-applicant/Guarantor/s: (1). M/s Gulu Gulu Shopping Mall represented by its sole proprietor Mrs.Thresiamma Kurian Chembola at Arunottimangalam, Kaduthuruthy Kottayam-686612, (2). Mrs.Thresiamma Kurian Chembola, Sole proprietor of M/s Gulu Gulu Shopping Mall, Chembola House Ettumanoor P.O, Kottayam-686631, (3). Mr. Kurian Chembola (Guarantor), Chembola House, Ettumanoor P.O. Kottayam-686631

Amount due: Rs. 2,77,76,303.51 (Rupees Two Crore Seventy Seven Lakh Seventy Six Thousand Three Hundred and Three & Paise Fifty One only] outstanding as on 30.06.2023 along with further interest and costs less remittances from 01.07.2023 till realization .

DESCRIPTION OF PROPERTY: An extent of 10.93 Ares of non-agricultural land with multistoried residential cum commercial building and all other improvements thereon comprised in Survey No.104/2-7 of **Mulakulam Village**, Vaikom Taluk, Kottayam District held in the name of Mrs.Thresiamma Kurian Chembola. Bounded: North: Canal; South: Road; East: Road & Property of Markose Vazhaparambil; West: Property of Thankachan Nirappil

Reserve Price: Rs.3,98,00,000/- (Rupees Three Crore Ninety Eight Lakh only) | EMD: Rs. 39,80,000/- (Rupees Thirty Nine Lakh Eighty Thousand only)

The details of encumbrances, if any known to the Secured Creditor: An amount of Rs. 16,17,720/- plus any additional fee or tax to be paid to Mulakulam Grama Panchayath, Peruva P.O, Kottayam for getting occupancy certificate as per the common Judgment of the Hon'ble High Court of Kerala in WP® Nos .4433/2021 & 4606/2021.

5 Name and address of the Borrower & Co-applicant/Guarantor/s: (1) Mohammed Riyaz, S/o Marakkar.P.P, (2) Marakkar.P.P @ P.P. Abdul Marakkar S/o Pareed Paraeli, both residing at: Paraeli house, Thandekkadu, Ponjassery, Vengola (P.O), Perumbavoor, Ernakulam - 683 547 (3) Hassankunju. A, S/o Abdul Kareem, NH Manzil, Neerkunnam, Vandanam (P.O), Ambalapuzha, Alappuzha - 688 005, (4) Abdul Salim, S/o Abdul Kareem, Karinilathu, Maru South, Karunagappilly, Kollam - 690573

Amount due: Rs. 22,50,04,445.53 (Rupees Twenty Two Crore Fifty Lakh Four Thousand Four Hundred Forty Five and Paise Fifty Three only) outstanding as on 31.07.2023 along with further interest and costs from 01.08.2023 till realization less remittances.

DESCRIPTION OF PROPERTIES: Item 1: All that piece and parcel of 8.09 Ares of Land in Re-Survey No.182/13 in Block No.14 in **Ambalapuzha North Village,** Ambalapuzha Taluk, Alappuzha District Old Sy.No.40/13-1 along with buildings and sheds bearing Ambalapuzha Grama Panchayath Door Nos.16/411 & 16/412 covered by Sale Deed No.1263/1993 of SRO, Ambalapuzha and all rights owned by Hassankunju.A (After acquisition of 1.25 Ares, remaining area is 6.84 Ares). Boundaries as per Title Deed: East: Road (National Highway as per location sketch), North: Property of Mosque (Property of Mosque as per location sketch), South: Propery of N.S.Kurup (Pathway as per location sketch), West: Makkaru Parambu (Property of Hassankunju).

Reserve Price: Rs.1,41,40,000/- (Rupees One Crore Forty One Lakh Forty Thousand only) | EMD: Rs.14,14,000/- (Rupees Fourteen Lakh Fourteen Thousand only)

Item 2: All that piece and parcel of 25.09 ares of land in Re Sy No 10/10-1 Block No 9 in **Ayanivelikulangara Village** in Karunagapally Taluk Kollam District covered by A Schedule of Sale Deed No 342/2007 of Karunagappally SRO and with existing residential house bearing Karunagapally Muncipality Door No. 34/272 (old No.KPXI/1014) owned by Abdul Salim. (27.29 ares as per title deed and 25.09 ares as per village records) Boundaries as per Title Deed: East: Purayidom (property of Jose as per village sketch), North: Purayidom (Vazhi as per location sketch), South: Kadannoor purayidom (pathway as per location sketch), West: Vazhi (Road as per location sketch)

Reserve Price: Rs.1,71,00,000/- (Rupees One Crore Seventy One Lakh only) | EMD: Rs. 17,10,000/- (Rupees Seventeen Lakh Ten Thousand only)

6 Name & address of the Borrower & Co-applicant/Guarantor/s: (1) Mr. Praveen Kumar B, S/o Bhaskaran Pillai (2) Mrs. Sindhu, W/o Praveen Kumar B, both residing at: Aiswarya, Palace Road, Ulloor, Thiruvananthapuram -695011

Amount due: Rs. 28,19,579.31 (Rupees Twenty eight Lakhs nineteen Thousand five Hundred seventy nine and Paise Thirty One Only) as on 31.07.2023 + uncharged interest, cost & expenses thereon

DESCRIPTION OF PROPERTY: All that piece and parcel of land comprising of 2.27 Ares of land and building with all other improvements thereon, in old Sy.No 65/10 A , Re.Sy.No 48, Block No 118 of **Eloor Village,** Manjummel, Ernakulam District covered under Sale Deed No.3067/2014 of Alangad SRO owned by Mr Praveen Kumar & Sindhu. Bounded on: North: Property of Kuttappan, East : Property of Shabu, South : Way, West : Property of Pius, Viji.

Reserve Price: Rs.22,80,000/- (Rupees Twenty Two Lakh Eighty Thousand only) | EMD: Rs.2,28,000/- (Rupees Two Lakh Twenty Eight Thousand only)

7 Name & address of the Borrower & Co-applicant/Guarantor/s: (1). M/s PTA Steels Cements & Hardware, 2/314 Thekkemuri Post, Karalmanna Cherpulassery, Palakkad - 679506, (2). Mr. Rafeeq P T, S/o AssainarHaji, (3). Mrs. Muhsina P T, W/o Mr. Rafeeq P T, both residing: Pulimanthodi, Thootha Aliparamba, Malappuram - 679357

Amount due: Rs.67,76,760.42 (Rupees Sixty Seven lakh Seventy Six Thousand Seven Hundred Sixty and Paise Fourty Two only) outstanding as on 30.11.2022 along with further interest and costs from 01.12.2022 till realization less remittances if any.

DESCRIPTION OF PROPERTY: All that piece and parcel of Land measuring 50.45 cents in Re Sy no. 314,315 of Karalmanna Amsom, Vadakkummuri Desam, **Cherpulassery Village,** Ottapalam Taluk, Palakkad District Kerala State. Boundries: East: 5 Meter Way; West: Property of Hasainar Haji; North: Property of Hasainar Haji; South: Property of Rafeeq

Reserve Price: Rs. 45,00,000/- (Rupees Forty Five Lakh Only) | EMD: Rs. 4,50,000/- (Rupees Four Lakh Fifty Thousand Only)

8 Name & address of the Borrower & Co-applicant/Guarantor/s: (1). M/s Shalome Micro Finance Limited, Corporate Office at 59 Shalom Bhavan, Devi Nagar, Nurani P O, Palakkad- 678004, (2). M/s Shalom Interiors Private Limited, Represented by its Managing Director, Shalom Bhavan, Devi Nagar, Nurani P O, Palakkad - 678004, (3). Mr. Jayson Joy M J, S/o M V Joy (Managing Director M/s Shalome Micro Finance Limited), 12/450 Manthottathil House, Vattampotta, Chitoor P O, Palakkad - 678101, (4). Mr. Job Joy M J, S/o M V Joy (Executive Director M/S Shalome Micro Finance Limited), 12/450 Manthottathil House, Vattampotta, Chitoor P O, Palakkad - 678101

Amount due: Rs.17,64,24,143.50 (Rupees Seventeen Crore Sixty Four Lakhs Twenty Four Thousand One Hundred Forty Three and Fifty paise only)outstanding as on 31.12.2022 along with further interest and costs from 01.01.2023 till realization less remittances if any.

DESCRIPTION OF PROPERTY: 249.20 Ares of land consisting of 120.42 Ares in Re Sy No. 414/1,84.00 Ares in Re Sy No. 414/2 ,0.40 Ares in Re Survey No 416/1 and 44.38 Ares in Re Sy No. 416/2 in block no 45 in **Vadakkenchery-2 Village,** Alathur Taluk, Palakkad District covered by sale deed no 4077/2011 of Alathur sub registry office. Boundries as per Title Deeds: North: Property of Salim Raj and Yusuf, East: Properties of M Balagangadharan and Others and Pathway, South: Property of V Sasidharan and Mangalam Rivers, West: Property of Salim Raj and Kuttappan

Reserve Price: Rs. 1,53,00,000/- (Rupees One Crore Fifty Three Lakh Only) | EMD: Rs. 15,30,000/- (Rupees Fifteen Lakh Thirty Thousand Only)

9 Name & address of the Borrower & Co-applicant/Guarantor/s: (1) Mr. S. Subramanian, S/o Suriamoorthy, (2) Mrs. M. Sujakumari, W/o S. Subramanian, both residing at: Punarjani, Vettungal, CRA-46, East Kadungalloor, Ernakulam-683102.

Amount due: Rs.36,48,354/- (Rupees Thirty Six Lakh Forty Eight Thousand Three Hundred Fifty Four only) outstanding as on 18.09.2023 along with further interest and costs from 19.09.2023 after remittance if any, till realisation.

DESCRIPTION OF PROPERTY: All that part and parcel of 6.38 Ares (7.59 ares as per title deed and 6.38 ares as per Revenue records) of land and residential building constructed thereon in Sy. No. 233/16 of **Kadungalloor Village,** Paravur Taluk, Ernakulam District along with all improvements therein, in the name of Mr. S Subramanian covered under Sale Deed no.7438 dated 08.12.1994 of Alangad SRO. Boundaries: East: Property of Sujakumari; West: Property of Balan Pillai; South: Property of Parvathi Pillai and John; North: Property of Subramanian & Vazhi.

Reserve Price: Rs. 37,00,000/- (Rupees Thirty Seven Lakh Only) | EMD: Rs. 3,70,000/- (Rupees Three Lakh Seventy Thousand Only)

10 Name & address of the Borrower & Co-applicant/Guarantor/s: (1). M/s Capshare Impex Pvt Ltd, 10/236, Poolampara, Walayar, Palakkad-678624, also at: 37/1797B, Kaloor-Kadavanthra Road, Ernakulam-682020, also at: Velluthamana, Azad Road, Opp. Mathrubhumi, Kaloor, Ernakulam-682017, (2). M/s Sun Power Cement Company , NP 111/242, Chamavila, Kallambalam, Trivandrum, also at: XVI, 2nd Floor, LRK Building, Pudussery, Palakkad-678623, (3). M/s Sun Power Cement Company Pvt Ltd, VIII/1072, Petronet Road, Wise Park, Kanjikode, Palakkad-678621, also at: NP3/242, Chamavila, Kallambalam P.O, Thiruvananthapuram-695605 (4). Mr. Shameer Dawood, Director M/s Capshare Impex Pvt Ltd & M/s Sun Power Cement Company, S/o Davood Sahib, Chamavila, Kallambalam PO, Navaikulam, Thiruvananthapuram-695605 (5). Mr. Siyad Thajudeen, Director M/s Capshare Impex Pvt Ltd & M/s Sun Power Cement Company Pvt. Ltd, Chamavila Veedu, Pulloormukku, Kallambalam P.O, Kudavoor Village, Navaikulam, Thiruvananthapuram-695605, (6). Mrs. Razni Shameer (Guarantor) W/o Shameer Dawood, Chamavila, Kallambalam P.O, Navaikulam, Thiruvananthapuram-695605, (7). Mr. Ravichandran Rajan, Nominee Director (KSIDC), M/s Sun Power Cement Company, NP 111/242, Chamavila, Kallambalam, Trivandrum-695605, also at: XVI, 2nd Floor, LRK Building, Pudussery, Palakkad-678623, (8). Mr. Suhaz Mavelipadathu Hasim, Company Secretary, M/s Sun Power Cement Company, NP 111/242, Chamavila, Kallambalam, Trivandrum -695605, also at: XVI, 2nd Floor, LRK Building, Pudussery, Palakkad-678623

Amount due: Rs.16,92,77,159.54 (Rupees Sixteen Crore NinetyTwo Lakhs Seventy Seven Thousand One Hundred Fifty Nine and Paise Fifty Four Only) as on 30.06.2023 along with further interest and costs from 01.07.2023 till realisation.

Item no. 1 : All piece and parcel of property comprising of 21.65 Ares of land in Sy No. 327/7/3/1,327/7/4 of **Kozhanchery Village**, Kozhanchery Taluk, Kozhanchery Sub District Pathanamthitta District. Property belongs to Shameer Davood as per Deed No.1039/2017 Dated 12.12.2017 of Kozhanchery SRO. Boundaries: East: Thodu, West: Panchayath Road, North: Property of Razni Shameer, South: Property of Valukalayil Santhosh etc.

Reserve Price: Rs.56,00,000/- (Rupees Fifty Six Lakhs Only) | EMD: Rs.5,60,000/- (Rupees Five Lakhs and Sixty Thousand Only)

Item no. 2 : All piece and parcel of property comprising of 4.43 Ares (10.94 Cents) of land and residential building (Two Floors, GF-1231 Sqft FF-672 Sqft) with Door No. KMC/46/1786 in Re Sy No. 9 (Old Sy No. 8474/49) Block No. 146 of **Kollam East Village**, Kollam Taluk, Kollam District. Property belongs to Shameer Davood as per Original Deed No.754/2004 Dated 05.03.2004 of Kollam SRO. Boundaries: East: Property of Shoukath, West: By Road, North: Edavazhi, South: Property of Aliyaruykutty & Noori.

Reserve Price: Rs.83,00,000/- (Rupees Eighty Three Lakhs Only) | EMD: Rs.8,30,000/- (Rupees Eight Lakhs and Thirty Thousand Only)

Item no. 3 : All piece and parcel of property comprising of 2.70 Ares of land in Sy No. 63/1C of **Edappally South Village**, Kanayannoor Taluk, Ernakulam District. Property belongs to Shameer Davood as per Original Deed No.1646/2011 Dated 06.05.2011 of Edappally SRO. Boundaries: East: Property of Rajan, West: Properties of Joseph, Kanaka Anoop, North: Property of Muhammad Basheer, South: Road & Property of Kanaka Anoop.

Reserve Price: Rs.76,50,000/- (Rupees Seventy Six Lakhs and Fifty Thousand Only) | EMD: Rs.7,65,000/- (Rupees Seven lakhs and Sixty Five Thousand Only)

Item no. 4 : All piece and parcel of property comprising of 30.36 Ares of land with Rubber Trees in Re Sy No. 109/1-8 (Old Sy No. 26/2-2) of **Puthoor Village**, Kottarakara Taluk, Kollam District. Property belongs to Shameer Davood as per Original Deed No.3543/2012 Dated 27.09.2012 of Kottarakara SRO. Boundaries: East: Property of Babukuttan Pillai, West: Property of Sundaram, North: Property of Babukuttan Pillai, South: Road to Pangode.

Reserve Price: Rs.40,00,000/- (Rupees Forty Lakhs Only) | EMD: Rs.4,00,000/- (Rupees Four Lakhs Only)

Item no. 5 : (Mortgaged in accounts M/S CAPSHARE IMPEX PVT LTD & M/S SUN POWER CEMENT COMPANY Pvt Ltd): All piece and parcel of property comprising of 24.28 Ares (8.10 Ares+16.18 Ares) of land in Re Sy No. 30/3-4-2 & 30/8-3-2 Block No. 21 of **Vengola Village**, Kunnathunad Taluk, Ernakulam District. Property belongs to Shameer Davood as per Original Deed No.2504/2011 Dated 19.05.2011 of Perumbavoor SRO. Boundaries: East: Property of Ashraf, West: Properties of Soubhagya Nagar Colony, North: Private Road, South: Property of Suhara.

Reserve Price: Rs.1,50,00,000/- (Rupees One Crore and Fifty Lakhs Only) | EMD: Rs.15,00,000/- (Rupees Fifteen Lakhs Only)

11 Name & address of the Borrower & Co-applicant/Guarantor/s: (1) TARMAC TRAILS LLP, Rep by its partners, Mr Vince Pai, Mr Joseph Devasia & Mr Biju V T, 17/127 NH 544, Near Companypady Metro station, Thaikkattukara, Aluva, Ernakulam-683106 (2) TARMAC TRAILS LLP, Regd Office, Kulangaraparambil, Thaikkattukara, Aluva, Ernakulam-683106 (3) Mr. Vince Pai, Villa no:12, Nucleus fair dale, Desiyamukku Road, Edappally-682021 (4) Mr Joseph Devasia, Ezharayil house, Mariyapuram, Pandankary PO, Edathua, Alapuzha-689573 (5) Mr. Biju V T, Vattappilly house, Velupadam Varandarappily, Mukundapuram, Thirssur-680303 (6) Mrs Lilly Thomas, Vattappilly house, Velupadam Varandarappily, Mukundapuram, Thirssur-680303

Amount due: Rs.30,28,000/- (Rupees Thirty lakhs twenty eight thousand only) outstanding as on 10.08.2023 along with further interest and costs from 11.08.2023 after remittance if any, till the date of realisation.

DESCRIPTION OF PROPERTY:All that piece and parcel of land admeasuring 12.24 Ares (30.24 cents) with 900 sq.ft tiled roof residential building under Sy No. 24/15 of **Varandarappilly Village,** Chalakudy Taluk, Thrissur District in the name of Mrs Lilly Thomas. Bounded on: North By: Thodu, East By: Property of Salam, South By: Properties of Kunjumuhammed and Hudaruman, West By: Panchayat Road.

Reserve Price: Rs.25,82,000/- (Rupees Twenty Five Lakh Eighty Two Thousand only) | EMD: Rs.2,58,200/- (Rupees Two Lakh Fifty Eight Thousand Two Hundred only)

12 Name & address of the Borrower & Co-applicant/Guarantor/s: (1). M/s Ultimate Fresh Super Market, Rep. by partners, (1) Mr. Mohammed Shalim (2) Mr. Nasar K A (3) Ms. Hasna Sadique, 111/301 D, Kulangara Building, Desam P.O, Aluva, Ernakulam-683 102. Guarantor and Mortgagor: (2) Mr. Yousaf, S/o Mr. Ahammed,(3) Mrs. Nabeesa, W/o Mr. Yousaf, Both residing at: Thekkayil house, Purayar, Ernakulam- 683102. Partner and Guarantor: (4) Mr. Mohammed Shalim, S/o Yousaf, Thekkayil house, Purayar, Ernakulam- 683102 (5) Mr. Nasar K.A, S/o Aliyar, Kalluvettiparambil house, Purayar, Chengamanad, Aluva, Ernakulam-683102 (6) Ms. Hasna Sadique, Thekkayil house, Purayar, Chengamanad, Aluva, Ernakulam-683 102

Amount due: Rs. 31,08,388.53 (Rupees Thirty One Lakh Eight Thousand Three Hundred Eighty Eight and Paise Fifty Three Only) outstanding as on 18.09.2023 along with further interest and costs from 19.09.2023 till realisation.

DESCRIPTION OF PROPERTY: **Item 1:** All that part and parcel of the property consisting of 2.226 ares of land along with building therein Re. Sy. No. 330/9 of **Chengamanad Village,** Aluva Taluk, Ernakulam district with all improvements thereon in the name of Mrs. Nabeesa Yousaf as per Sale Deed no: 533/1986 of Chengamanad SRO. Boundaries: **East:** Property of Muhammed, **West:** Property of Sulaiman & Canal Road, **South:** Property of Hameed **North:** Canal Road.

Reserve Price: Rs.17,64,000/- (Rupees Seventeen Lakh Sixty Four Thousand Only) | EMD: Rs.1,76,400/- (Rupees One Lakh Seventy Six Thousand Four Hundred Only)

Item 2: All that part and parcel of the property consisting of 1.62 ares of land along with building therein Re. Sy. No. 368/3 of Chengamanad village, Aluva taluk, Ernakulam district with all improvements thereon in the name of Mr.Yousaf as per Sale Deed no: 6687/2007 of Chengamanad SRO. Boundaries: East: Road, West: Property of Aliyar, South: Property of Abdul Rahiman, North: Property of Sainudheen

Reserve Price: Rs.30,24,000/- (Rupees Thirty Lakh Twenty Four Thousand Only) | EMD: Rs.3,02,400/- (Rupees Three Lakh Two Thousand Four Hundred Only)

13 Name & address of the Borrower & Co-applicant/Guarantor/s: (1) M/s Vakkachans Pineapple Agencies, A Partnership Firm Represented by its Partners Mr. V.O. Varkey and Mrs.Sangeetha Varkey, Vazhakulam Market, Opp.Private Bus Stand, Vazhakulam P.O, Ernakulam-686677 (2) Mr.V.O. Varkey, Partner of M/s Vakkachans Pineapple Agencies, Vattapparayil House, Avoly P.O, Vazhakulam, Muvattupuzha, Ernakulam-686670 (3) Mrs.Sangeetha Varkey, Partner of M/s Vakkachans Pineapple Agencies, Vattapparayil House, Avoly P.O, Vazhakulam, Muvattupuzha, Ernakulam-686670.

Amount due: Rs.3,76,11,235.41 (Rupees Three Crore Seventy Six Lakh Eleven Thousand Two Hundred and Thirty Five & Paise Forty One only)outstanding as on 31.05.2023 along with further interest and costs less remittances if any from 01.06.2023 till realisation.

DESCRIPTION OF PROPERTY: An extent of 15.17 Ares of land, building and all other improvements thereon comprised in Survey Number 24/1 in Thandapper No.8276 of **Muvattupuzha Village,** Muvattupuzha Taluk, Ernakulam District held in the name of Mr.V O Varkey covered by Sale Deed No.1512/1991 dated 22.04.1991 of Sub Registrar Office Muvattupuzha.Bounded on: North By: Road, East By : Property of Mohanan, South By: Property of Sabu, West By:Property of Sangeetha.

Reserve Price: Rs.1,74,20,000/- (Rupees One Crore Seventy Four Lakh Twenty Thousand only) | EMD: Rs.17,42,000/- (Rupees Seventeen Lakh Forty Two Thousand only)

14 Name & address of the Borrower & Co-applicant/Guarantor/s: Borrower: (1) M/s Max Trading Corporation, Door No. 4/401 (Old No. 1/593), Opp Govt Polytechnic Chemmatuiyapadam, Kodumbu Palakkad - 678551 (2) Mr Abraham Jose, s/o Devasya Joseph A, House No. 30 Meena Nagar, Kalmandapam, Palakkad-678001 (3) Mr. Rajeev K P, S/o Thambi K P, Karuvai Parambil, Kallingalparambu, Kalpakkancheri, Malappuram-678551 (4) Mrs. Muhasina T P, W/o Rafeeq, Pulamnthodi House, Thekkumari P.O., Thootha Cherpulassery, Palakkad-679357 (5) Mr. Rafeeq, S/o Asainar Haji, 625 Pulamanthode, Thootha, Poaliparambu, Perinthalmanna.

Amount due: Rs. 1,60,19,620.21 (Rupees One Crore Sixty Lakh Ninteen Thousand Six Hundred Twenty and Paisa Twenty One only) outstanding as on 31.01.2023 along with further interest and costs from 01.02.2023 till realization less remittances if any.

DESCRIPTION OF PROPERTY: All that part and parcel of land having an extent of 20.42 Ares (50.45 Cents) in Re Sy No. 314 (Old Sy No. 69/4,5,6,7,8 and 9) in **Cherpulassery Village,** Ottapalam Taluk, Palakkad District alongwith all rights and improvements thereon belonging to the Mr. Rafeeq as per Partition Deed No. 1719/2014 Dated 16.04.2014 of Cherpulassery SRO. Boundries: East: Compound Road, North: Ohari Sthalam (Share Property), West: Property of Hussain Haji, South: Property of Shibin & Shibila.

**Reserve Price: Rs. 72,00,000/- (Rupees Seventy Two Lakh Only) | EMD: Rs. 7,20,000/- (Rupees Seven L