

KAYAMKULAM BRANCH Kottakkattu Building, Near Post Office, K P Roa Kayamkulam, Alappuzha-690502. Phone: 0479 2445379 E-mail: kayam@bankofbaroda.com

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES
APPENDIX – IV-A [See proviso to Rule 6(2) & 8(6)]

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6(2) & 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) and Guarantor (s) that the below described immovable properties mortgaged/charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of Bank of Baroda, Secured Creditor, will be sold on "As is where is" "As is what is", and to see the secured Creditor will be sold on "As is where is" "As is what is", and the secured Creditor will be sold on "As is where is". of Baroda. Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" Basis for recovery of below mentioned account/s. The details of Borrower/s/Mortgagor/s/Guarantor/s/Secured Asset/s/Dues/Reserve Price/E-Auction Date Borrower/s/Mortgagor/s/Guarantor/s/Secured Asset/s/Dues/Rese & Time, EMD and Bid Increase Amount are mentioned below

Name & address of Borrowers/Guarantors/Mortgagors: (1) Shri.Sujith Balan (2) Mrs Vijavasree K.V. Sunil Bhavanam, Muthukattukara, Nooranad, P.O., Alappuzha-690504

Total Dues: Rs. 18.35.375/- as on 31.08.2021 (incl. of Interest upto 31.07.2020)

Give short description of the immovable property with known encumbrances, if any: Property consisting of 8.25 Ares in Re-Survey No. 124/5-2 (Old Survey No. 466/4-B) of Palamel Village in Block No. 21 of Mavelikkara Taluk within the registration Sub-district Nooranad SRO and District Alappuzha, Kerala State in the name of Mr. Sujith Balan & Mrs. Vijayasree K V. Boundaries: North: 11 feet Private Road; South: Property owned by Karthikeyan; East: Property owned by Rugmini and Nadarajan; West: Panchayat Road.

(Encumbrances - NIL) Status of Possession (Constructive /Physical): Physical Possession EMD: Reserve Price: Bid increment Amount: Rs. 1,100,400/-Rs. 1,10,040/-Date & Time of E auction: 30-01-2024, 2.00 PM TO 6.00 PM

Property Inspection Date: 23-01-2024, 10 AM to 4 PM For detailed terms and conditions of sale, please refer to the link provided in https://www.bankofbaroda.in/e-auction.htm & https://ibapi.in. Also, prospective bidders may contact the authorized officer on TelNo 0479-2445379, Mobile 9446899853 (Sd/-) Authorised Officer Place: Kayamkulam

यूनियन वैक 🕼 Union Bank UNION BANK OF INDIA, REGIONAL OFFICE, ERNAKULAM 2<sup>nd</sup> Floor , Union Bank Bhavan, M.G. Ro Ernakulam-682035, Ph: 0484-2353969

Issued under Rule 8 (1) of Security Interest (Enforcement POSSESSION NOTICE POSSESSION NOTICE Rules 2002) and Issued in Appendix IV of the said Rules. Whereas the undersigned being the authorized Officer of the Union Bank of India, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (54 of 2002) and in exercise of the powers conferred under Section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules 2002, issued Demand Notice calling upon the borrowers/ guarantors of Union Bank of India whose details are given under to repay the amount mentioned in the notice plus contractual rate of interest and costs and other expenses thereon from under mentioned dates within 60 days from the date of receipt of the said notices. The borrowers having failed to repay the due amount, notice is hereby given to the borrowers and the public in general tha the undersigned has taken Symbolic Possession of the properties described herein below in exercise of the powers conferred on him under Section 13 (4) of the said Act read with Rule 8 of the said Rules on 5th January 2024 for SI No 1 to 4 and 8th January 2024 for SI No 5.

SI.No. 1. BRANCH: ELANJI Demand Notice Date: 18-09-2023 Name of the Borrowers & Guarantors: Mr Saji Augustine & Mrs Saly W/o Mr Sa Augustine, both residing at Muttusooril, Oliyapuram, Koothattukulam, Thirumarady

Due Amount: Rs 23,99,323.38 (Rupees Twenty three lakhs ninety nine thousan three hundred twenty three and thirty eight paise only) with further interest and costs thereon from 19.09.2023 at contractual rate, less any remittances made, till realization.

BRANCH: ELANJI Demand Notice Date: 18-09-2023 Name of the Borrowers & Guarantors: Mr Saji Augustine & Mr Shine Mon Kuriakose S/o Mr Saji Augustine, both residing at Muttusooril, Oliyapuram ,Koothattukulam, Thirumarady , Ernakulam-686662

Due Amount: Rs. 17,98,502.95/- (Rupees Seventeen lakhs ninety eight thousand five hundred two and ninety five paise only) with further interest and costs thereon from 19.09.2023 at contractual rate, less any remittances made, till realization.

Description of property SI.No. 1 & 2 : All that piece and parcel of land and building admeasuring 6.07 Ares (3.64 ares in Sy No.528/6A & 2.43 ares in Sy No.528/6B) in Koothattukulam Village, Muvattupuzha taluk, Ernakulam district in the name of Mr.Saji Augustine. Boundaries: North: Road and property of George Pazhayaveettil; East:
Property of Joseph Pazhayaveettil; South: Property of Paremyalii; West: Property of Soby

SI.No. 3. BRANCH: SOUTH CHITTOOR | Demand Notice Date: 13-09-2023 Name of the Borrowers & Guarantors: Mr. Baiju K K and guarantor Mrs. V N Swapna W/o K K Baiju both residing at Kolottu house, Padipurakkal , Ambalam road , Mulavukad

Due Amount: Rs. 6,76,072.51 (Rupees Six lakhs seventy six thousand seventy two and fifty one paise only) with further interest and costs thereon from 14.09.2023 at contractual rate, less any remittances made, till realization.

Description of property: All that piece and parcel of land admeasuring 1.54 Ares with residential building in Re Sy No. 22/58-2 (Old SyNo.60/2), Block No.3 together with building Door No.3/39 (Old No.1/147) and all rights therein in Mulavukadu Village, Kanayannur taluk, Ernakulam District held in the name of Mr.Baiju K K.**Boundaries : North**: Property of Nishanth,Sannynetto; **East**: Property of Mani; **South**: Way; **West**: Way.

SI.No. 4. BRANCH: MALIPURAM | Demand Notice Date: 03-10-2023 Name of the Borrowers & Guarantors: Mr.Sajan N P Name of the Borrowers & Guarantors: Mr.Sajan N P residing at Naduveliparambil 10use, Njarackal P.O., Vypin, Kochi-682505 and guarantor Mrs. Lalli Sreekumar residing at Valiyaparambil, Indraji road, Perumpilly, Njarakal, Ernakulam

Due Amount: Rs. 32,48,534.22 (Rupees Thirty two lakhs forty eight thousand five hundred thirty four and twenty two paise only) with further interest and cost from 04.10.2023 at contractual rate, less any remittances made, till realization.

Description of property: All the part and parcel of land admeasuring 1.62 Ares and residential building of 848 sqft at Sy no:674 Resy no.472/3-2-2 building Number 10/170 B of Njarakal Gramapachayath, kochi Taluk Ernakulam District in the Name of Mr.Sajan N P. (Sale Deed No.292/2020) Boundaries: North :Property of karthu; East: Property of T G Biju; South: Panchayath Road; West: Panchayath road

SI.No. 5. BRANCH: KARUMALLOOR Demand Notice Date: 06-10-2023 Name of the Borrowers & Guarantors: Ms. Usha M A residing at Thoduvilakampilly parambil, Manakappady, Karumalloor P.O, Ernakulam-683514 Due Amount: Rs.5,69,261.23 (Rupees Five lakhs sixty nine thousand two hundred

sixty one and twenty three paise only) with further interest and costs thereon from 07.10.2023 at contractual rate, less any remittances made, till realization.

<u>Description of property:</u> All that piece and parcel of land & residential building admeasuring 2.03 Ares in SyNo.372/1-3-15 of Karumalloor village, Paravur Taluk, Ernakulam district in the name of Mrs Usha M A. Bounded: On the North By: Property of Murali and pathway; **On the East By**: Property of Cicily Martin; **On the South By**: Property of Geetha; **On the West By**: Property of Ratnamma

The borrowers in particular and public in general are hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of the Union Bank of India for the amount cited and interest costs and other expenses dues thereon from the dates mentioned above. The borrower's attention is invited to the provisions of Sub-section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets. (Sd/-) Authorised Officer, Union Bank of India.

## FEDERAL BANK

LCRD MAVELIKKARA DIVISION, First Floor, Padinjarethalackal Cherian Chambers, Puthiyakavu, Mavelikkara Alappuzha -690 101, Ph: 0479 - 2303005 Email: mvklcrd@federalbank.co.in Web: www.federalbank.co.in, CIN: L65191KL1931PLC000368

**DEMAND NOTICE** 

north, Thattarambalam PO, Mavelikara- 690103.

(1) Mathew John, S/o Yohannan Kochukunju, Ponnola House, Muttom north, Thattarambala PO, Mavelikara- 690103, (2) Sheeba Sara Mathew, W/o Mathew John, Ponnola House, (a) Muttom north, Thattarambalam PO, Mavelikara- 690103, (b) TCS, 1/6-1, SIPCOT IT Park, Siruseri, Navalur PO, Chennai, Tamil Nadu- 603103, (c) No. 15, Murali Avenue, Purushothaman Street, Chittilapakkam, Kanchipuram, Chenna 600064, (3) Annamma Yohannan, W/o Yohannan Kochukunju, Ponnola House, Mutto

Notice issued under section 13(2) of the Securitization and Reconstruction of Financi Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as Act) Assets and Enforcement of Security Interest Act. 2002 (Interinative reteries to as Act). The 1st of you as principal borrower 2st and 3st as guarantors/co-obligants/mortgagors availed Federal NRI Housing loan (HLE) with number 10417300002361 of Rs.18,00,000/- (Rupees Eighteen Lakh only) on 08-06-2018 and subsequently rescheduled/ restructured on 29-06-2021 from The Federal Bank Limited a company registered under the Companies 4c 2013 having registered office at Aluva (hereinafter referred to as the bank) through its branch r construction of house, after executing necessary security agreements / loa

owards the security of the aforesaid credit facility availed from the Bank, 1st and 3rd of you have created security interest in favour of the Bank by way of mortgage in respect of th

DESCRIPTION OF MORTGAGED IMMOVABLE PROPERTY

All the piece and parcel of the land measuring 3.45 Ares and 0.20 Ares together with and other improvements thereon comprised in Re-Sy no. 4/17-2 and 4/17 (Old Sy no. 298/13) other improvements thereon comprised in Ker-Sy no. 4/17-2 and 4/17 (Old Sy no. 299/13 A, 298/13B), respectively in Block No. 7, of Kannamangalam Village, Mavelikara Taluk, Alappuzha District, Kerala State within the registration Sub District of Mavelikara, commonly **Bounded** as per title deed on East by: Property of Ponnolayil Jiju P George, **West by**: PWD Road, **North by**: Property of St. Johns Sunday School, **South by**: Property of Ponnolayil Anitha Mathew Ponnolavil and commonly bounded as per location sketch on East by: Property of Ponnolayil, West by: PWD Road, North by: Property of St. Johns Secondary School and South by: Property of Ponnolayil

South by: Property of Ponnolayil. The aforesaid mortgaged security property is hereinafter referred to as 'secured asset'. You have defaulted repayment of the above-secured debt in violation of the agreed terms and the account became Non Performing Asset as on 04-12-2023, as per the guidelines of RBI. The undersigned being Authorised Officer of the Federal Bank Ltd. hereby informs you that a sum of Rs.19,23,541/- (Rupees Ninteen Lakh Twenty Three Thousand Five Hundred and Forty One only) is due from you jointly and severally as on 05.12.2023, under your HLE loan with number 10417300002361 maintained with Mavelikara branch of the Bank. As such, the Bank as a secured creditor as envisaged under section 2(zd) of the Act hereby call upon you, as contemplated under Sec.13 (2) of the said Act, to pay the said amount with further interest(® 9.85% per annum in your HLE loan with monthly rests along with penal/additional charges and cost from 05.12.2023 from you jointly and severally, till the date of payment and costs within 60 days from the date of this notice, failing which the Bank as a secured creditor shall be constrained, without prejudice to any of its other rights and remedies,

secured creditor shall be constrained, without prejudice to any of its other rights and remedie to take, without any further notice, the following recourse measures prescribed under section

to take, without any further notice, the following recourse measures prescribed under section 13(4) of the Act against you.

• To take possession of the secured assets described above and transfer the said assets by way of lease, assignment or sale for realising the dues.

• To take over the management of the secured assets and transfer them by way of lease assignment or sale for realising the dues.

To appoint any person to manage the secured assets the possession of which has be taken over by the bank.

To require at any time by notice in writing, to any person who has acquired any of the secure assets from you and from whom any money is due or may become due to you, to pay to the bank. You are also put on notice that as per section 13(13) of the Act, you shall not after receipt or this notice transfer by way of sale, lease or otherwise any of the secured assets referred to in this notice in any manner whatsoever to the prejudice of the interest of the bank without its prior witter constant.

this notice in any frial mer whatstever to the prejounce of the interest of the data. Since the written consent.

You are also put on notice that Section 13(6) of the Act empowers the bank to give a valid title to the transferee all rights in, or in relation to, the secured asset transferred as if the transfer had been made by the owner of such secured asset. Please be informed that in the event of your failure to discharge your liability in full within 60 days from the date of this notice and the bank initiates remedial actions under the provisions of the Act, you shall further be liable to pay to the bank all cost, charges and expenses incurred in that connection. Your attention is also invited to the provisions of section 13 (8) of the Act, in respect of time available, to redeem the secured assets (security properties). In case the dues are not fully satisfied with the sale proceeds of the secured assets, the bank shall proceed against you for the recovery of the

balance amount personally. This notice is issued without prejudice to the other rights and remedies available to the bar (Sd/-) For The Federal Bank Ltd (Authorised Officer) Date: 06-12-2023



Pediyekkaparambil House,

Kedamangalam, N Parayur

Ernakulam-683513

Date: 04-01-2024, Place: Parur

2.

BANK OF INDIA PARUR MARKET ROAD BRANCH Erally Precint, Perumpadanna, N Parur, Ernakulam Dist-683 513. Ph: 0484 2442789.

Email: parurmarket.kerala@bankofindia.co.ir POSSESSION NOTICE
Notice under Rule 8 (1) of the Security Interest (Enforcement) Rules 2002

Vhereas the undersigned being the Authorised Officer of **Bank of India** under the Securitisation And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under Section 13 (12) read with Rule 3 of the Security terest (Enforcement) Rules, 2002, issued demand notices mentioned below calling upon the borrowers to repay the amount ment

the notice within 60 (sixty) days from the date of receipt of the said notice. In the notice within 90 (sixty) days from the date of recept of the sain office.

The Borrowers having failed to repay the amount, notice is hereby given to the borrowers/guarantors and the public in general that the undersigned has taken Symbolic/Constructive Possession of the property described herein below in exercise of powers conferred on him under section 13(4) of the said act read with Rule 8 of the Security Interest Enforcement Rules, 2002 on 04th day of January of the year 2024.

The Borrower/Scuarantors in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Bank of India for the amount as mentioned below with further interest and other charges thereon.

The borrower's attention is invited to provisions of sub-section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.

l. o.	Name & Address of the Borrower/Guarantor	Amount Due as per Demand notice Date	Amount Due	Description of the Immovable Properties			
	Mr. Ajo K G & Mrs. Jessy P R, Kodiyan House, Palathuruth, Chendamangalam-PO, Ernakulam-683512.	P R, use, Palathuruth, thirty one thousand seven hundred and seven hundred and eighty nine) (contractual dues		es Chendamangalam SRO, Ernakulam District owned by Mr. Ajo K G. <u>Boundaries:</u> East:			
	Demand Notice Date: 27-10-2023	p.a from 27-10-2023 with monthly rests	from 01-01-2024 with monthl rests	of Sheeba & Ajo; North: Panchayath Road; South: Property of Ajo			
	M/s Ellora Enterprises represented by its Partners Mr. Manoj Kumar P R & Mr. Ramakrishnan P G	Rs. 3,15,212/- (Rupees Three lakh fifteen thousand two hundred and twelve) with interest	Three lakh twenty four thousand four hundred and five) (contractual dues	Equitable Mortgage of 00.34 ares of Land & Building with Exi. BuildingNo. II/242 new (VII/414-C) at Sy. No. 163/19 of Paravur Village, Ward 2, Kedamangalam Paravur Taluk, Paravur SRO, Ernakulam District in the name of Mr. Manoj			

monthly rests

OSBI STATE BANK OF INDIA **READ** STRESSED ASSETS RECOVERY BRANCH, LMS Compound, Opp. Museum West Gate, Vikas Bhavan P.O., Thiruvananthapuram-695033, Ph: 0471-2318096, 2317095, e-mail: sbi.10058@sib.co.in

thereon @ 10.60 % p.a from 15-09-2023

Whereas, the undersigned being the Authorised Officer of The State Bank of India under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (54 of 2002) ("Act") and in exercise of powers conferred under section 13 (12) read with Rule 30 of the Security Interest (Enforcement) Rules 2002 ("Rules"), issued a demand notice date: 10.10.2023 calling upon the borrowers/guarantors 1)Sri. Sathiaraj.C, 2) Smt. Indira.A., both residing at Aiswarya, T.C. 12/C-1934, MFRA-102, Madankovil Lane, Paruthipara, Muttada P.O., Thiruvananthapuram-695025, to repay the amount mentioned in the notice being Rs.42,04,466. (Rupees Forty Two Lakhs four thousand four hundred and sixty six only) within 60 days from the date of receipt of the said notice. The borrower having failed to repay the amount, notice is hereby given to the borrower/ guarantor in particular and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under Section 13 (4) of the said and the public in general inforcement Rules on this the 8th 4dy of January 2024. The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of The State Bank of India for a amount of Rs.43,15,891/- (Rupees Fourty Three lakhs Fifteen thousand Eight hundred and ninety one only) as on 80.01.2024 and future interest and costs thereon.

The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assests.

DESCRIPTION OF MOVABLE/IMMOVABLE PROPERTY: All part and parcel of property having an extent of 1.42 Ares of land with building bearing No. TC 12/1748 in Re Sy No: 471/12-1 (Old Sy. No. 626/1-2) attached there to in Kudappanakunnu Village, Thiruvananthapuram Taluk, Thiruvananthapuram District in the name of Sri.Sathiaraji.C & Smt. Indira A., as per Sale Deed No. 2899/2011 dated 22.09.2011 of SRO Pattom. BOUNDED by: North: Property of Prathapan, South: Private Road, East: Property of Nirmala, West: Property of Bindhu.

Place: Thiruvananthapuram, Date:08.01.2024 (Sd/-) Authorised Officer, State Bank of India

यूनियन बैंक 🕼 Union Bank

UNION BANK OF INDIA, PUTHENCRUZ BRANCH Post Puthencruz, Ernakulam-682309 Ph: 0484-2730042 E-mail: ubin0533882@unionbankofindia.bank

POSSESSION NOTICE (Issued under Rule 8 (1) of Security Interest (Enforcement) Rules 2002) and Issued in Appendix IV of the said Rules.

(Enforcement) Rules 2002) and Issued in Appendix IV of the said Rules.

Whereas the undersigned being the Authorised officer of Union Bank of India, Puthencruz Branch, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 66.10.2023 calling upon the borrowers Mr. Krishnakumar T.S. and Mrs. Asha G, both residing at Thottathil House, Ramamangalam, Puthencruz P.O. Ernakulam-682308 to repay the amount mentioned in the notice being Rs.16,77,977.07 (Rupees Sixteen lakhs seventy seven thousand nine hundred seventy seven and seven paise only) with further interest and costs thereon from 07.10.2023 at contractual rate within 60 days from the date of receipt of the said notice. ate within 60 days from the date of receipt of the said notice.

he borrower having failed to repay the entire amount, notice is hereby given to the borrower and the public in general that the undersigned has taken symbolic possession of the landed property with residential building described herein below in exercise of powers conferred on him under Sub section of Section 13 of the said Act read with Rule 8 of the Security Interest Enforcement Rules 2002 o

this the 05° day of January, 2024.

The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Union Bank of India, Puthencruz Branch for the said amount Rs.16,77,977.07 (Rupees Sixteen lakhs seventy seven thousand) nine hundred seventy seven and seven paise only) with further interest and costs thereon from 17.10.2023 at contractual rate, less any remittances made, till realization.

he borrower's attention is invited to the provisions of Sub-section (8) of Section 13 of the Act, in respec of time available, to redeem the secured assets.

DESCRIPTION OF THE SECURED ASSETS

OF Arra in St. No. 70

All that piece and parcel of dry land admeasuring 4.05 Ares in Sy No.794/4B/1 with residentic building bearing Door No.IV/119A of Ramamangalam Gramapanchayat, Muvattupuzha Talul Enakulam District in the name of Mr. Krishnakumar T.S. <u>Boundaries</u>: North: Property of Mrs. Deval Amma, East: Ramamangalam-Ooramana P.W.D. Road, South: Property of Sankaran Nair. (Sd/-) Authorised Office Union Bank of India, Puthencruz Branc Date: 05.01.2024, Place: Ernakulam

■ HDFC BANK HDFC Bank Limited HDFC House, P.B. No.1667, Ravipuram Junction., MG Road, Kochi 682015.

Tel: 0484-6661200, 6480799 / 18002100018 (Toll Free)

Suit No. 124047

POSSESSION NOTICE

Whereas, the Authorised Officer of HDFC Bank Limited (erstwhile HDFC Limited) having amalgamated with HDEC Bank Limited by virtue of a Scheme of Amalgamation approved by Hon'ble NCLT-Mumbai vide order dated 17th March 2023) (HDFC), under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("said Act") and in exercise of powers conferred under Section13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notices under Section 13 (2) of the said Act, calling upon the following borrower(s) / Legal Heir(s) and Legal Representative(s) to pay the amounts mentioned against their respective names together with interest thereon at the applicable rates as mentioned in the said notices, within 60 days from the date of of the said Notice/s, incidental expenses, costs, charges etc till the date of payment and / or realisation.

Legal Heir(s) and Legal Representative(s)	Outstanding Dues			Property (ies) / Secured Asset (s)
MR. WILSON C FRANCIS CHERICKATHADATHIL, KALLUMUTTY, IRITTY, PAYAM, KANNUR - 670 703  MRS. JISHA N J CHERICKATHADATHIL, KALLUMUTTY, IRITTY, PAYAM, KANNUR - 670 703  MR. WILSON C FRANCIS AL TECH ALUMINIUM, IRITTY, KANNUR - 670 703	Rs.82,91,385/- [ Rupees Eighty Two Lakh Ninety One Thousand Three Hundred and Eighty Five only] as on 31-08-2021 with further interest @ 18% p.a from 01-09-2021 as applicable incidental expenses, costs, charges etc. incurred till the date of payment and /or realisation.	Date of Demand Notice: 28 - 01 - 22	of Possession:09 - 01 - 202	7.26 ARES OF LAND COMPRISED IN RE SY NO.19/1B, OLD SY NO.54/1 OF PAYAM V I L L A G E , T H A L A S S E R R Y TALUK (NOW IRITTY TALUK), KANNUR DISTRICT AND THE CONSTRUCTION THEREON PRESENT AND FUTURE WITH ALL RIGHTS AND E A S E M E N T S APPURTENANT TO IT COVERED BY SALE DEED NO.1201/2013 OF ULIYIL S R O [ AS PER LAND TAX R E C E I P T , PROPERTY FALLS IN RE SY BLOCK NO.48, RE SY NO.19/237] BOUNDARIES EAST: PRIVATE

ROAD BELONGING TO ANTO, NORTH: PROPERTY OF KOOLAKKANDY JAGADAMMA , WEST: PANCHAYATH ROAD, SOUTH : PRIVATE ROAD BELONGING TO ANTO

However, since the borrower/s / Legal Heir(s) and Legal Representative(s) mentioned hereinabove have failed to repay the amounts due, notice is hereby given to the borrower/s / Legal Heir(s) and Legal Representative(s) mentioned reinabove in particular and to the public in general that the Authorised Officer/s of HDFC have taken physical possession of the immovable property (ies) / secured asset(s) described herein above in exercise of powers conferred on him/them under Section 13 (4) of the said Act read with Rule 8 of the said Rules on the dates mentioned above.

The borrower(s) / Legal Heir(s) and Legal Representative(s) mentioned hereinabove in particular and the public in general are hereby cautioned not to deal with the aforesaid Immovable Property(ies) / Secured Asset(s) and any dealings with the said Immovable Property (ies) / Secured Asset(s) will be subject to the mortgage of HDFC.

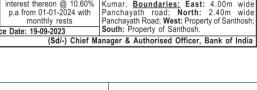
Borrower(s) / Legal Heir(s) / Legal Representative(s) attention is/are invited to the provisions of sub-section (8) of section 13 of the Act, in respect of time available to redeem the secured asset/s.

Copies of the Pnachanma drawn and Inventory made are available with th undersigned, and the said Borrower(s) / Legal Heir(s) / Legal Representative(s) is / are requested to collect the respective copy from the undersigned on any working

For HDFC Bank Limited

Date: 09 - 01- 2024 Sd/- (Authorized Officer) Regd. Office: HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai- 400020

Place: Kochi



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# Sub: Notice issued under Section 13 (2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002

Proprietress:-M/s Sevens Boutique And Beauty Salon, W/o Rahul Mohan, Guruprabha, Myladi, Kattakada P O, Thiruvananthapuram, Kerala 695572 Mr. Rahul Mohan, C/o Mohanan Nair,

കനറാ ബാങ്ക് केनरा बैंक Canara Bank 🕸

**CANARA BANK** 

6.07 Ares of land in Re.Sy.No.59/3 of Block No. in Kulathummal Village, Trivandrum Taluk

Trivandrum District in the name of Mrs

Krishnananda S. BOUNDARIES: East: Propert

of Padmanabhan Nair & Saraojini Amma

West: Property of Joseph Nadar, North: Propert

sketch: East: Property of Sri.Soman, West

Property of Sri. Mohanan, North: Properties of

Sri.Surendran, South: Property of Smt.Latha

of Saraojini Amma, South: Road

Recovery Section, Regional Office-2, 2nd Floor Carmel Towers, Opp. Cotton Hill School Vazhuthacaud, Thiruvananthapuram-695014 DEMAND NOTICE

The following Borrowers & Co-borrowers/guarantors availed the below mentioned loans from the following branches a Canara Bank. The loans of below mentioned borrowers/co-borrowers/guarantors have been secured by the mortgage of properties mentione below. As they have failed to adhere to the terms & conditions of the loan agreement and as the one become irregular, their loans were classified as NPA as per the RBI guidelines. Amounts due by them to Canara Bank are below mentioned branches. This amount with further interest of the conditions of the c costs on the said amount shall also be payable as applicable and the same will be charged with effect from their respective dates. Name & Address of the Borrowers/ Loan No./Nature of Total Liability as on date SCHEDULE OF ASSETS Guarantors/co.obligants/mortgagors

BR. MALAYINKIL

Wis Sevens Boutique And Beauty
Salon, Rep by its Proprietress
Krishnananda S, Mp V/IS2 F Malayinkil, Malayinkil P O, Thiruvananthapuram,
695572, Mrs. Krishnananda S, Mp V/IS2 F Malayinkil, Malayinkil P O, Thiruvananthapuram,
695572, Mrs. Krishnananda S, Proprietress: M/Is Sevens Boutique And Beauty Salon, W/o Rahul Mohan,
Guruprabha, Myladi, Kattakada P O, Thiruvananthapuram, Kerala 695572

Mr. Rahul Mohan, C/o Mohanan Nair,

MPA : 07,12,2023 Guarantors/co.obligants/mortgagors | Loan, Date & Amour & Rate of Interest

Rs 22 23 234 69

Rs.22,23,234.69
(as on 16-12-2023)
[(1) 40381400001720
MSME OD as on 16-12-2023
Rs.4,13,809.84 (@9.25%)
(2) 40389450001094
TERM LOAN as on 16-12-2023
Rs.13,99,553.90 (@12.30%)
(3) 170002416577
GECL as on 16-12-2023
Rs.4,09,870.95 (@9.25%)]
+ further interest and Mr. Rahul Mohan, Oro Mohalian 1981, ekshmi Bhavanam, Vazhuvady, Thazhakkara P O, Alappuzha, Kerala 200402 Demand Notice date : 16.12.2023 + further interest and incidental expenses/Costs BR. PANAVOOR
Smt.Remya Raj B S, D/o Selvaraj L,
Remya Bhavan, Kalathara, Mancha P O,
Triyandrum Kerala 605541
Triyandrum Kerala 605541 Rs 6 42 682 53 20 Ares of land in Re.Sy.No.70/16 of Block No.18 (as on date 08-12-2023) 40128240000456 in Anad Village, Nedumangad Taluk, Trivandrum District in the name of Smt.Remya Raj BOUNDARIES : East : Own property, West Smt.Remya Raj B S, D/o Selvaraj L. Trivandrum, Kerala 695541 Property of Najeema, North: Property of Java Demand Notice date : 08.12.2023 interest and incidental Balan Nair, South: Property of Madhavan Nair expenses/Costs BR. ANAD Rs.3,00,000.00 2967261000086 CANARA MSE UNNATI 3.58 Ares of land in Re.Sy.No.97/20 in Rs.10,14,263.00 M/s Jubilee Offset Printers, Prop : Shri Sasidharan Nair, PPIX/699G, Akshara Buliding, Panavoor Junction, Trivandrum, Kerala, Pin:695541, Panavoor Village, Nedumangad Taluk (as on date 30-12-2023) rivandrum District in the name of **Shri** 2967261000086 on 04/08/2015 Sasidharan Nair K & Smt. Bindhu R CANARA MSE UNNATI NPA : 29.09.2016 BOUNDARIES: East: Property of Basheer, West @10.35% + further Property of Pradeepkumar, North: Property o Demand Notice date interest and incidental : 30.12.2023 Rajeela, South: Property of Sulochana expenses/Costs BR. ANAD 2.02 Ares of land and building in Re.Sy.No. MIS Sabari Krishna Food, Rep. By Prop: Lijimol, Kalliyode, Panavoor, Nedumangad, Trivandrum, Kerala: 199568, Smt.Lijimol, Prop. Mis Sabari Krishna Food, W/o Venu P, Theerthamkara, Manapurathuveedu, Kalliyode, Panavoor P. O. Anad, Trivandrum, Kerala: 69568, Shri.Venu P, S/o Pachan Pillai, Smt.Rajamma, S/o Pachan Pillai, both residing at Lavanya Bhavan, Kalliyode, Panavoor PO, Trivandrum, Kerala: 695568 Rs.7.94.000.00 Rs.7,20,526.71 321/7-6 of Panavoor village, Nedumangad Taluk (as on date 16-12-2023) Trivandrum District in the name of Sri.Venu and 2967768000770 Smt.Rajamma. BOUNDARIES as per Locatio

MSME @10.65% + further

interest and incidental

expenses/Costs

(Sd/-) Authorised Officer, Canara Bank Place: Thiruvananthapuram, Date: 09.01.2024

THOFC BANK

#### HDFC BANK LIMITED

Regd. Office: HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai - 400013 Branch: HDFC Bank Ltd, Tagore Theatre Road, P.B No.2288, Vazhuthacaud, Thiruvananthapuram-695010 Tel: 0471-6170373/6170372. CIN L65920MH1994PI C080618 Website: www.hdfcbank.com

#### SALE NOTICE

NPA : 28.07.2023

The Authorised Officer of HDFC Bank Limited (erstwhile HDFC Limited having amalgamated with HDFC Bank Limited by virtue of a Scheme of Amalgamation approved by Hon'ble NCLT-Mumbai vide order dated 17th March 2023) (HDFC) issues Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso 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) and Guarantor (s) indicated in Column (A) that the below described immovable property(ties) described in Column (C) mortgaged/charged to the Secured Creditor, the constructive / physical possession of which has been taken as described in column (D) by the Authorised Officer of HDFC Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" as per the details mentioned below:

Notice is hereby given to Borrower indicated in Column (A) under Rule 8(6) of the Security Interest (Enforcement) Rules 2002.

For detailed terms and conditions of the sale, please refer to the link provided in HDFC Secured Creditor's website i.e. www.HDFCBANK.Com

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SI. No	Name/s of Borrower(s)	Outstanding dues to be recovered (Secured Debt) (Rs.)*	Description of the Immovable Property / Secured Asset (1 Sq. mtr. is equivalent to 10.76 Sq.ft)	Type of Possession	Reserve Price (Rs.)	Earnest money deposit (Rs.)	Date of Auction and time
	(A)	(B)	(C)	(D)	(E)	(F)	(G)
1.	Mrs Deepa T K Mr Renjith S J "Gowri Sankaram" Mukkampalamoodu Moongodu (PO) Thiruvananthapuram- 695573	* Rs.58,08,204/- (Rupees Fifty Eight Lakhs Eight Thousand Two Hundred And Four only) as on 30/09/2021		Actual	Rs. 40,00,000/-	Rs. 4,00,000/-	29/01/2024 at 10.15 AM
2.	Mr Thomas Josey Malayil & Mrs. Shinu Alpho Rajan 4F, Artech Deepam Apartments Anayara, Trivandrum- 695029	* Rs.11,90,789/- (Rupees Eleven Lakhs Ninety Thousand Seven Hundred and Eighty Nine only) as on 31/01/2020	Apartment No. 1 F on the First Floor admeassuring an extent of 745 Sq Ft. in the apartment complex "Nandika" alongwith Car Parking on the basement together with 2.2% (0.882 Cents) of undivided interest over 15.61 Ares (38.57 Cents) comprised in Re- Sy No. 29/12 Old Sy. 111/3, Block No. 15 of Uliyazhthura Village, Trivandrum Corporation, Trivandrum Taluk, Trivandrum District. Bounded on the West: Property of Suja, North: Private Road & Property of Sudhakaran Nair, East: Property of Jayanthi Kumari and Harikumar, South: Property of Arun.	Actual	Rs. 15,00,000/-	Rs. 1,50,000/-	29/01/2024, at 10.30 AM
3.	Mrs. Synu Jacob Kizhakkadathu Tharayil House Near St. Peters Church Pavukara P O Alappuzha- 689622	* Rs.27,97,256/- (Rupees Twenty Seven Lakhs Ninety Seven Thousand Two Hundred and Fifty Six only) as on 31/10/2019	Apartment Type K on the ground floor admeassuring an extent of 855 Sq Ft. in the apartment complex "Nandika" alongwith Car Park No. G K together with 2.57% (0.994 Cents) of undivided interest over 15.61 Ares (38.57 Cents) comprised in Re- Sy No. 29/12 Old Sy. 111/3, Block No. 15 of Uliyazhthura Village, Trivandrum Corporation, Trivandrum Taluk, Trivandrum District. Bounded on the West: Property of Suja, North: Private Road & Property of Sudhakaran Nair, East: Property of Jayanthi Kumari and Harikumar, South: Property of Arun.	Actual	Rs. 15,00,000/-	Rs. 1,50,000/-	29/01/2024, at 10.45 AM

\*together with further interest @ 18% p.a. as applicable, incidental expenses, costs, charges etc. incurred up to the date of payment and / or realisation thereof To the best of knowledge and information of the Authorized Officer of HDFC Bank Ltd, there are no encumbrances in respect of the above immovable properties / Secured Assets, other than the encumbrances mentioned in the respective bid documents

### TERMS & CONDITIONS OF SALE:

- 1. The particulars in respect of the Immovable Property / Secured Asset specified hereinabove have been stated to the best of the information and knowledge of the Authorised Officer / HDFC Bank Ltd.
- 2. However, the Authorised Officer / HDFC shall not be responsible for any error, misstatement or omission in the said particulars. The Bidders are therefore requested in their own interest, to satisfy themselves with regard to the above and all other relevant details / material information pertaining to the above mentioned Immovable Property / Secured Asset, before submitting the bids.
- 3. Statutory dues like property taxes / cess and transfer charges, arrears of electricity dues, arrears of water charges and other charges known and unknown in respect to the secured assets being sold, shall be ascertained by the Bidder beforehand and the payment of the same shall be the responsibility of the buyer
- 4. Wherever applicable, it is the responsibility of buyer of Secured Assets to deduct tax at source (TDS) @ of 1% of the total sale consideration on behalf of the resident owner (seller) on the transfer of immovable property having consideration equal to Rs.50 Lacs and above and deposit the same with appropriate authority u/s 194 I/A of Income Tax Act.
- 5. Sale is strictly subject to the Terms, Conditions and Disclaimers stipulated in the prescribed Auction Bid Document, Offer Acceptance Letter, Public Notice, terms and conditions mentioned hereinbelow and any other related documents
- 6. The Bid Document can be collected / obtained from the Authorized Officer of HDFC Bank Ltd having his office at HDFC Bank Ltd, Tagore Theatre Road, P B No 2288, Vazhuthacadu, Trivandrum on any working day during office hours.
- 7. The Bid Document will also be available at site on the respective date fixed for inspection of the Immovable Property / Secured Asset. 8. Properties / Secured Assets are available for inspection on 15/01/2024 between 10.30 a.m. and 12.30.
- 10. Earnest Money Deposit (EMD) amount as mentioned above shall be deposited by the bidders through Demand Draft / Pay Order in Favour of HDFC Bank

9. For any assistance related to inspection of the property, or for obtaining the Bid document and for any other queries, please get in touch with 9072851669,

- Ltd payable at par in sealed envelope and shall be submitted at HDFC Bank Ltd, Tagore Theatre Road, P B No 2288, Vazhuthacadu, Trivandrum. 11. The offer amount (to be mentioned in Bid document) shall be above Reserve Price and bidders shall improve their offers in multiples of Bid incremental
- amount which will be decided and disclosed by the Authorised officer at the time of auction. 12. The last date of submission of bids in prescribed Bid Documents with all necessary documents and EMD in stipulated manner is 27/01/2024. 4pm.
- 13. Incomplete Bid Documents or bids with inadequate EMD amount or bids received after the date indicated at Sr. No 12 hereinabove shall be treated as invalid.
- Conditional offers shall also be treated as invalid.
- 15. The auction will be conducted on the date and time indicated in Column (G). Bids will be opened on the date and time indicated in Column (G) in the presence of the Authorised Officer. Tagore Theatre Road, P.B No. 2288, Vazhuthacaud, Thiruvananthapuram-695010
- 16. The bidders or their duly authorized representatives may choose to remain present on the day and time fixed for opening the bids, inter alia, for negotiations / raising / revising / improving their respective bids /offers at HDFC Bank Ltd, Tagore Theatre Road, P B No 2288, Vazhuthacadu, Trivandrum
- 17. The Immovable Property / Secured Asset shall not be sold below the **Reserve Price**. 18. On sale of the property, the purchaser shall not have any claim of whatsoever nature against HDFC or its Authorised Officer.
- 19. It shall be at the discretion of the Authorised officer to cancel the auction proceeding for any reason and return the EMD submitted and HDFC will not entertain any claim or representation in that regard from the bidders. 20. The Authorized officer has the absolute right to accept or reject the highest and / or all Bid(s) or postpone or cancel the sale, as the case may be without
- assigning any reasons thereof and also to modify any of the terms and condition of this sale without prior notice. 21. The sale shall be conferred on the highest bidder subject to confirmation by Secured Creditor i.e. HDFC
- 22. EMD of successful bidder shall be adjusted and for all other unsuccessful bidders, the same shall be refunded within 10 days from the date of Auction. The Earnest money deposit will not carry any interest. 23. Along with Bid Documents the Bidder(s) should also attach his/her photo identity proof such as copy of the passport, election commission card, ration card,
- driving license, copy of the PAN card issued by the Income Tax department etc. and the proof of residence countersigned by the bidder herself/himsel 24. The successful bidder shall be required to pay 25% of the offer amount (including the amount of EMD) immediately i.e. on the same day or not later than next working day, as the case may be (as per the amended provisions of Rule 9(3) of the Security Interest (Enforcement) Rules, 2002) on confirmation of offer acceptance by HDFC, failing which the EMD amount remitted will stand forfeited. The balance 75% of offer amount shall be paid within 15 days of confirmation of sale by the Authorised officer. If the balance amount is not remitted within stipulated time the

amount of 25% will stand forfeited as per the amended provisions of Rule 9(4) of the Security Interest (Enforcement) Rules, 2002. Date: 09/01/2024 Place: Trivandrum For HDFC Bank Ltd. Authorised Officer