



Recovery Department

Head Office, Perinthalmanna

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SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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 to the Borrower(s) and Guarantor(s) in particular that the below described immovable properties mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of Urban Co-operative Bank Ltd. Perinthalmanna No.1758, the Secured Creditor, will be sold on "As is Where is", "As is What is" and "Whatever there is" basis on **20.03.2024 at 11.am by public auction, at Bank's Head Office at Perinthalmanna** for recovery of the amount due to the Urban Co-operative Bank Ltd Perinthalmanna as on 31.12.2023 from the following borrowers and guarantors. EMD Amount Rs.50,000/- per property. The terms and conditions of the auction are available in Bank's website :www.ucbperinthalmanna.com

SL. No.	Account No. & Branch	Name of the borrower/guarantor	Dues as on 31.12.2023	Property details & Reserve Price (Rs. In lakhs)
1	CC - 14`113 (NBA 158) Perinthalmanna Main	1. M/s Arabian Legend Realtors Pvt. Ltd., Perinthalmanna 2. Shri. Joji Mathew, S/o Mathew, Chakkupurakkal House, P.O. Nenmini, Malappuram Dist. 3. Smt. Sisy Mathew, W/o Joji Mathew, Chakkupurakkal House, P.O. Nenmini, Malappuram Dist.	Rs.920,23,375/-	<u>PLOT NO.1:</u> 90.7 cents of land in Survey No.64/4, 81/5, 81/6, 215/1 of Pariyapuram desom, Angadipuram village, Perinthalmanna Taluk (vide Document No.4468/10 of SRO Perinthalmanna) ; Boundaries: East - Property of Muttath Domanic, Sebastian and Sosamma; South - Panchayat Road, Properties of Mukkadan Jose and Sosamma; West - Panchayat Road and Property of Joseph and Joy; North- Property of Ayimanath Yohannan, Avarankutty and Hamza (Reserve Price Rs.90.70 lakhs) <u>PLOT NO.2:</u> 8.89 cents of land in Survey No.81/4, 64/5, 64/7 of Pariyapuram desom, Angadipuram village, Perinthalmanna Taluk (vide Document No.4469/10, 4470/10, 4237/13 of SRO Perinthalmanna);Boundaries: East - Panchayat Road, South - Property of Peringathara P.G.

				Mohanan, West - Property of Jessi D/o Cheriparambil Joseph, North - Property of Kolliyath Moideenkutty (Reserve Price Rs.29.30 lakhs)
2	CC - 14176 Perinthalmanna Main	<ol style="list-style-type: none"> 1. Nucleus Premium Properties Padivattom, Edapalli, Kohi. 2. Abdul Nazar, S/o Muhammed Ali 3. Nishad, S/o Muhammed Ali 4. Nashid, S/o Muhammed Ali 5. Naushadali Akbarkhan, S/o Muhammed Ali 6. Ramlath, W/o Muhammed Ali 7. Muhammed Ali S/o Kunchunni <p>Address: Nellaya Puthan Peedikakkal House, Thazhekkode P.O, Pin-679322</p>	Rs.361,61,064/-	<p><u>Plot No.1:</u> 51 cents of land in Thazhekode Desom, Thazhekode village, Perinthalmanna Taluk (Vide Document No.5290/12, 5291/12, 5292/12 of SRO Perinthalmanna). Boundaries: North - Land held by Pulikkadan Mohammedali, East - Panchayat Road & Property of legal heirs of Varodan Kader and N.P. Mohammedali, West - Land held by Ippootil Joseph and Marangattu Baby, South - Land held by Ippootil Joseph and Koori Assainar(Reserve Price Rs.31.24 lakhs)</p> <p><u>Plot No.2:</u> 2 Acres 56 cents of land in Survey No.215/IA in Thazhekode desom, Thazhekode Village, Perinthalmanna Taluk (Land held by Mohammed Ali vide Document No.5452/2015). Boundaries: North - Land held by the legal heirs of Pothukkattil Kunhutty, East - Land held by the legal heirs of Kunhappa Haji and Ramlath, West - Land held by Ippootil Joseph and Pulikkadan Mohammedali, South - Panchayat Road. (Reserve price Rs.156.84 lakhs)</p> <p><u>Plot No.3:</u> 1 Acre 34 cents of land in Survey No.215/1A in Thazhekode desom, Thazhekode village, Perinthalmanna Taluk (Land held by Smt. Ramlath, W/o Mohammedali Vide Document No. 5451 of SRO Perinthalmanna). Boundaries: North - Land held by Baby, East - Land held by Ponneth Koya, West - Land held by N. P. Moohammedali, South - Land held by the legal heirs of Kunhappa Haji. (Reserve Price Rs.82.10 lakhs)</p> <p><u>Plot No.4:</u> 65 cents of land in Survey No.215/1A in Thazhekode Village, Perinthalmann Taluk.(land held by Mohammedali vide Document No.2403/2012 of SRO Perinthalmanna) Boundaries: North - Land held by Cholamukath Asia, East - Land held by the legal heirs of Ponneth</p>

				Kunhalan, West - Road and land held by the legal heirs of Ponneth Kunhalan, South - Land held by the legal heirs of Ponneth Kunhalan. (Reserve Price Rs.39.82 lakhs)
3	CC - 1468 (NBA - 62) Panangangara	1. Natural Traders, Kadungapuram (Prop. Yousuf, S/o Kunhimammed, Palliyalil House, Panangangara, P.O. Ramapuram, Malappuram Dist., Pin-679321 2. Yousuf, S/o Kunhimammed, Palliyalil House, Panangangara, Ramapuram P.O., Malappuram Dist., Pin - 679321	Rs.189,77,570/-	All that piece and parcel of landed property measuring 52.93 ares in Survey No. 10/3 of Puzhakkattiri Village, Perinthalmanna Taluk, Malappuram District, Kerala State, in the name of Shri Palliyalil Yousuf, and bounded on East: Property in the names of Moideenkutty Haji and in the name of Yousuf. South: Property in the name of Meledath Mohammed,, West: Property in the name of Velekkadan Kareem and Vellachalum Cholayum North: Property in the name of Kalathil Saidali and others and more fully described in the Assignment Deed No.2494/2009 dated 27.06.2009 registered at SRO Makkaraparamba (Reserve Price Rs.200 lakhs)
4	CC - 14121(NBA 155) Perinthalmanna Main	1. Surya Rubber Traders, Edathanattukara 2. Mohammed Abdurahman, S/o Muhammedunni, Parakkottil House, P.O. Edathanattukara, 3. Ayisha, W/o Mohammed Abdurahiman, Parakkottil House, P.O. Edathanattukara	Rs.161,06,115/-	All that piece and parcel of landed property measuring 9Acres 40 cents in Survey No.235/A/1,2 in Thiruvizhamkunnu desom in Kottopadam village in Mannarkad Taluk. Boundaries: North - Land held by Mohammed Unni Haji, East - Land held by Subaida, West - Land held by Kadeeja, South - Forest land. (Reserve Price Rs.150 lakhs)
5	CC- 34 (NBA 120) Mankada	Areekodan Biriyani Store & Vegetables, Makkaraparamba Road, Mankada - 679324 Abdul Salam, (Proprietor: Areekodan Biriyani Store & Vegetables),	Rs.54,13,255/-	All that piece and parcel of landed property measuring 93-3/8 cents in Re- Survey No. 23/1-1 of Valambur Village, Perinthalmanna Taluk, Malappuram District, Kerala State and bounded on East: Properties in the possession of Unnaman, South:Ooduvazhi,West: In the

		Areekkadan House Ariptra P.O., Malappuram Dist., 679321		possession of Chembotta Narayanan Nair and Poolakkunninte mathil , more fully described in the Jenmom Assignment Deed No. 3381/2006 dated 09.08.2006 registered at SRO Perinthalmanna. (Reserve Price Rs.70 lakhs)
6	CC - 1466 Panangangara	1. Kerala Property 4 you, Perinthalmanna 2. Ahamadul Kabeer, S/o Unni Moideen, Karuvapatta House, Pookkolathur, Pulapatta P.O., Malappuram Dist. Pin- 676123	Rs.34,00,171/-	All that piece and parcel of landed property measuring 2.96 Acres in Survey No. 28/1 and 29/1 of Karakunnu Village, Ernad Taluk, Malappuram District, Kerala State, in the name of Shri Ahamad Kabeer, and bounded on East: Property in the names of Mungottu Aboobacker and wife Ithikutty and way. South: Way , West: Property of Kannankutty, property of Pathummakutty, North: Way and more fully described in the Jenmom Assignment Deed No.5636/2010 dated 13.10.2010 registered at SRO Manjeri. (Reserve Price Rs.50 lakhs)
7	ML - 10160 Melattur	Shamsudheen. S/o Unnyalu, Kappil House, Cheriparamba, Veliyancherry P.O., Malappuram Dist., Pin - 679326	Rs.28,56,600/-	All that piece and parcel of landed property measuring 87 cents of land in Survey No.89/11-2, 89/3-3, in Velliyanchery Desom, Edapatta Village, Perinthalmanna Taluk. Boundaries: East - Road, North - Property of Kurikal Ummer, West - Property of legal heirs of Kappil Kunhappa haji, South - Road (Reserve Price Rs.40 lakhs)
8	ML - 49 Perinthalmanna Bye-pass	Abdul Kareem,S/o Abdu Haji,Palapra House,Edayattur P O, Malappuram District- 679326,	Rs.26,36,110/-	All that piece and parcel of landed property measuring 42 cents in Survey No.56/9 in Manazhi desom, Melattur Village, Perinthalmanna Taluk. Boundaries: East - Panchayat Road, North - Properties of Kuttasseri Basika, Thekkan Huskar, rajila, Parambottil Sajesh, West - Pulpara Salam, South - Property of Vemmully Ummer (Rserve Price Rs.30 lakhs)
9	ML - 374 Thachinganadam	Koyammu, S/o Moideen, Koorimannil House, P.O. Kadambode, Malappuram Dist.	Rs.26,02,350/-	All that piece and parcel of landed property measuring 84 cents of land in Survey No,17/3, 17/3-1 in Pandallur village in Eranad Taluk.

				Boundaries: East - Property of M. P. Hamza, North - 10 feet way, West - Property of Kunhalavi Haji, South - Properties of Subramanian and Manu. (Reserve Price Rs.42 lakhs)
10	ML - 10143 Melattur	1. Mohammed Ali N. P, Nellaya Puthanpurakkal House, Edapatta, Pathirikkode P.O., Malappuram Dist., Pin - 679326 2. Nafeesa Umma. K, Nellaya Pauthanpurakkal House, Pathirikkode P.O. Malappuram Dist. , Pin - 679326	Rs.24,14,700/-	All that piece and parcel of landed property measuring 2 Acre 20 cents in Survey No.1/1A-22, in Velliyenchery Desom, Edapatta Village of Perinthalmanna Taluk. Boundaries: East - Property of Kappil Sakkeena and Rafeeq, North - 12 feet way, West - Thannil Bakki sthalam, South - Property of Kappil Abdulla. (reserve Price Rs.30 lakhs)
11	ML - 2873 Kolathur	Abbas, S/o Mohammed, Paingeeri House, P.O. Kolathur, Pin - 679338	Rs.20,02,800/-	All that piece and parcel of landed property measuring 50 cents in Survey No.202/2 , 203/2 in Kolathur Desom, Moorkkanad Village, Perinthalmanna Taluk. Boundaries: East - Property of Puthiyodath Balagangadhar, North - Panchayat Road, West - Property of Kanjirangadan Kadeeja, South - Property of Kanjirangadan Kadeeja. (Reserve Price Rs.25 lakhs)
12	CC -36 Malappuram Evening	M/s A. M. Traders, Panayi P.O., Malappuram Dist. Abdul Majeed, S/o Muhammed Abdull, Thurayan Pulakkal House, Anakkayam, Perimbalam P.O., Pin-676509Kadeeja, W/o. Mohammed Abdulla, Thurayan Pulakkal House, Perimbalam P.O., Pin – 676509	Rs.19,06,114/-	All that piece and parcel of landed property measuring 25 cents in Saurvey No.324/3 in Pang Desom, Kuruva village vide document No.3015/2015 in the name of Kadeeja, in Perinthalmanna Taluk. Boundaries: East - Property of Khadeeja, West - 4 feet road, North - Property of Sakeela, South - Property of Subaida. (Reserve Price Rs.25 lakhs)

13	HL - 15473 Perinthalmanna Main	<p>1. Shri. Baiju, S/o Balakrishnan, Karuvamparambil House, Poopalam, Valamboor P.O.</p> <p>2. Smt. Padmini, W/o Balakrishnan, Karuvamparambil House, Poopalam, Valamboor P.O Malappuram Dist., Pin-679325</p> <p>3. Smt. Bindu, W/o Hariharan, Kalliyath House, Chembbankunnu, Kakkooth, Perinthalmanna P.O., Pin -679322</p>	Rs.10,99,000/-	All that piece and parcel of landed property measuring 5 cents with residential building in Survey No.28/6 in Valamboor Village, Perinthalmanna Taluk, Malappuram Dist. Boundaries: East - Panchayat Road and Property of Kollaran Gafoor, West - Thodu, North - Property of Kollaran Gafoor, South - Property of Jameela. (Reserve Price Rs.20 lakhs)
14	ML - 58 Alathurpadi	<p>1.Haseena Smt. Haseena, W/o Mohammed Asharaf, Kilikkottuthoduvil House, Mongam P.O.- 673642</p> <p>2. Smt. Rabiya K, W/o Mohammedali K, Karimbingal House, Mongam P.O. - 679342</p>	Rs.25,57,100/-	All that piece and parcel of landed property measuring 57 cents of land in Survey No.368/3-4,5 in Pupatta Amsom Desom, Eranad Taluk. Boundaries: North - Property of Haseena, East - Road, South - Property of Ayyappan, West - Property of Ismail (Reserve Price Rs.30 lakhs)
15	ML - 108 Edapatta	Smt. Ummeriya, W/o Alhaj Abdulla, Vallil House, Iringattiri P.O., Pin - 679326	Rs.18,33,510/-	All that piece and parcel of landed property measuring 66.5 cents of land in Survey No.53/1-21 in Velliyancheri Desom, Edapatta Village, Perinthalmanna Taluk (Vide document No.1383/1997 of SRO Perinthalmanna). Boundaries: West - Road, East - Property of Nannat Aboobacker, North - Property of Nannat Ummer Haji, South - Nannat yakkath and others (Reserve Price Rs.25lakhs)
16	ML - 26 Perinthalmanna Bye-pass	<p>1.Shehla Sherin C, W/o Anwar Sadhath, Muthirakulam House, Pattikkad PO, Pin – 679325..</p> <p>2.Shri. Anwar Sadath, S/o Usman,</p>	Rs.21,09,450/-	All that piece and parcel of landed property measuring 55 cents in Survey No.231/7 in Thiruvizhamkunnu Amsom, Kottoppadam Village in Mannarkkad Taluk, Palakkad District. Boundaries: North - Land held by

		Muthirakulam House, Pattikkad P.O., Pin - 679 325		Chettianparabil Aleena, East - Land held by Chettiamparabil Salma, West - Land held by Chettiamparabil Aleena, South - Kappuparamba - Mooriyodu Road. (Reserve Price Rs.25 lakhs)
17	Loan No.726 (NBA 180) Perinthalmanna Evg.Br.	1.Shri Abdul Rasheed Karikkumpurath S/o Yousaf, (Prop: Royal Star Hill Produce Dealer)Karikkumpurath House, Paral, Thootha -679357	Rs.82,79,983/-	All that piece and parcel of landed property measuring 26 cent), Survey No. 36/1 ofAliparamba Village, Perinthalmanna Taluk, Malappuram District, Kerala State and bounded on East: Path way,West: 10feet way South: Land held by Kuttikodan Abdurahiman &10Feet Way North:Panchyath Road. (Reserve Price Rs.45 lakhs)
18	CC 3014 Kolathur Br.	1.M/S Cholayil Traders, Makkaraparamba, Prop: Abdul Jabbar, S/o Haneefa Musliar, Cholayil Madathil House, Vadakkanagara P.O.Malappuram Dist.679338. 2.Shri Abdul Jabbar,S/o Haneefa Musliar, Cholayil Madathil House,Vadakkanagara P.O.Malappuram Dist.679338	Rs. 2,06,43,025/-	Plot No.1: 8 acre 20 ¼ cents +40 cents = Total 8 acres 60 ¼ cents) of land in Sy.No.1/1A in Pulamantho; Village, Perinthalmanna Taluk, Malappuram District, in the name of Cholayil Madathil Abdul Jabbar (Document No.55/2012) Boundaries East: Property of M E Mohammed Haji, South: Way and properties of legal heirs of Pullanikkad Narayanan Nair, West: Properties of legal heirs of Pullanikkad Narayanan Nair, North:Kalaprambu Niravu. (Reserve Price Rs.103 lakhs) Plot No.2: 50 cents of land in Sy.No.110/6 in Moorkkanad Village, Kolathur Desam,Perinthalmanna Taluk, Malappuram District in the name of Cholayil Madathil Abdul Jabbar(Document No.1316/12) Boundaries East: 10 feet way and ohari.North: Madrassa and Poopatta Thodika, West: Property of Kuruppathal Madrassa and properties of legal heirs of Kader Haji. (Reserve Price Rs.69.50 lakhs)
19	CC- 14058(NBA 126) Perinthalmanna Main Br.	(1)Shri Muhammed Navas S/o Hamza (Proprietor :Becca Traders) Kakkoth	Rs. 2,64,35,623/-	All that piece and parcel of landed property measuring 0.9388H(2 Ares 32 Cents), Survey No.

		<p>Parakkal House, Mannarmala PO, Perinthalmanna-PIN 679322.</p> <p>(2)Nishitha Musthafa D/o Muhamed Musthafa,Melethil Puthanpurakkal House PO Pathaikkara, Perinthalmanna-Pin 679322</p>		<p>1/1 A2 of Karyavattom Village, Perinthalmanna Taluk, Malappuram District, Kerala State and bounded on East: Road and Land held by Kaippally Muhammed and Kunjappu Haji, South: Land held by Kaippally Muhammed and Kunjappu Haji West: Road North: Road Boundaries as per title deed :East: Thekkan Mala, South: Road and Thekkan Mala West :Panchayath Road North: Panchayath Road and more fully described in the Jenmom Assignment Deed No. 1114/2014 Dated 22.02.2014 SRO Melattur . (Reserve Price Rs.144 lakhs)</p>
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Perinthalmanna,
01.03.2024

Authorised Officer