



Recovery Department
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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 by public auction, on the dates mentioned in the table herein below, for recovery of its dues due to the Bank/Secured Creditor from the respective borrower(s) and guarantor(s). The Reserve Price and earnest Money Deposit will be as mentioned in the table below against respective properties. The terms and conditions of the auction are available in Bank's website www.ucbperinthalmanna.com

Date of Auction : **31st July 2025** : Time of Auction – 11.00 AM : Venue – Recovery Section (First Floor), Head Office, Urban Co-op. Bank Ltd. Perinthalmanna, Pattambi Road, Perinthalmanna :

SL. No.	Account No. & Branch	Name of the borrower/guarantor	Dues (As on 30.04.2025)	Reserve Price	EMD (Bid Increase amount in bracket)	Property details & Reserve Price (Rs. In lakhs)
1.	ML-10077 Melattur	Ahammed Kabeer, S/o Ummer Paikkadan House, Valluvangad P.O Malappuram Dist.Pin-676521	Rs.19,46,407/-	Rs.15,00,000/-	Rs.1,50,000/- (Rs.1,00,000/-)	16 cents of land in Survey No. 193/7 in Vettikkattiri Village, Eranad Taluk, Malappuram District vide document No. 2350/2000. Boundaries: East – Kannangadan Moideen Kaivasam, North – Ahammed kabeer, Mohammed Ali Anthoorpadiyan Kaivasam and way, West – Way, South– Thennadan Ummer Kaivasam.
2.	HL-83 Pattikkad	1. Sri.Arumughan, S/o Ganapathi, Kizhakkepurakkal House, Thachinganadam.P.O. Pin-679325 2.Sri Ratheesh, S/o Arumughan, Kizhakkepurakkal House, Poonthavanam P O, Perinthalmanna--679325	Rs.10,35,172/-	Rs.10,00,000/-	Rs.1,00,000/- (Rs.50,000/-)	6.07 Ares of land in 100/2-7 in Keezhattur Village, Perinthalmanna Taluk, Malappuram District vide document No. 2194/2018. Boundaries: East – Land of Vattapparambath Davood, North – Land of vattiparamba Sainudheen and Ambalathodi, West Ambalathodika, South– Properties of Sankunni Varrier and Thodu.

3	HL-15 Edappatta	1. Smt. Ayisha, W/o Muhammed, Moolchikkal House, Velliyancheri P.O., Pin- 679326 2.Smt.Suhara, W/o Shoukath, Moolchikkal House, Velliyancheri P.O., Pin- 679326	Rs.10,13,298/-	Rs.9,00,000/-	Rs.90,000/- (Rs.50,000/-)	9.25 cents of land in Survey No. 27/2 in Edappatta Village, Perinthalmanna Taluk, Malappuram District vide document No.905/1990. Boundaries: East – Moolchikkal Hamza Kaivasam, North – Parli Ramla Kudiyirupp, West – Moolchikkal Ibrahim Kudiyirupp, South– Edavazhi.
4	CC-12 NBA 153 Moorkkanad	1.M/S H Wealthis Life Science Pvt. Ltd, 2.Mr. Sajeeb,(MD, H Wealthis Life Science Pvt. Ltd). S/o Muhammedkutty, Kammalil House, Trikkandiyur, Tirur. 3.Mr. Sahal, S/o Abdul Rasaq, Cheriya House, Kalpakancherry P.O 4. Mr. Muhammedkutty, S/o Moideen, Kammalil House, Kuttalangadi, Konnalloor P.O., Pin- 676301	Rs. 53,49,792/-	Rs.30,00,000/-	Rs.3,00,000/- (Rs.1,00,000/-)	95 cents of land in Survey No. 20/1,20/2 in Kapoor Village, Pattambi Taluk, Palakkad District vide document No. 959/2004. Boundaries: East – Kizhakku Padinharu 2.5 meter sthalavum oharikalum, North – Oharikal, West – Rajagopalanu koduthathadakkamulla Ohari South– Road
5	ML-172 Edappatta	MansoorAli.M, S/o Veeran, Madathil House, Edappatta P.O Malappuram Dist.-679357	Rs.4,93,540/--	Rs.4,50,000/-	Rs.45,000/- (Rs.10,000/-)	1.92+1.92+3.54 Ares of land in 186/3-2,186/3-3 &186/3-4 in Edappatta Desom, Edappatta Village, Perinthalmanna Taluk, Malappuram District vide document No.3772/2009 and 802/2014. Boundaries: East – Way, Madathil Yousuf property, North- Property of Sadikali and Ayisha, West – Thodu, South – Property of Aripa Mohammed.
6	ML-191 Muthukurussi	Muhammed P, S/o Veeran, Poolakaparambath House, Elad P.O. Malappuram Dist.	Rs. 6,80,788/-	Rs.4,90,000/-	Rs.49,000/- (Rs.10,000/-)	Plot-1: 11 cents of land in Survey No.8/11 in Elamkulam Village, Perinthalmanna Taluk, Malappuram District vide document No.1488/1/2014. Boundaries: East-2nd number and Musthafa ohari, North-Saidali property, West-Moidutty Property and 4 feet path, South-Kudiyiruppu Plot-2- 5 feet Way (Idakalarnna Nerpakuthi avakasam, 0.9 cent in Sy.No.8/11) Boundaries: East – Saidali Kaivasam and edavazhi, North- Muhammed Musthafakku kodukkunna Ohari, West 1st Number, South –Edavazhi
7	SML-38 Perinthalmanna Main	Nalini, W/o Kannan, Karuvattil House, Vengad P.O. Pin-679338	Rs. 2,37,048/-	Rs.2,00,000/-	Rs.20,000/- (Rs.10,000/-)	2.43 Ares of land in Survey No.12/4-2 in Anamangad Village, Perinthalmanna Taluk, Malappuram District vide document No. 887/2019. Boundaries: East – Rajesh Kaivasam, North – Ramanunni Moosad Machatt Kaivasam, West – Vasu Kaivasam and 2.2 meter way, South– Vasu Kaivasam.

8	ML-9563 Melattur	Sri.Pradeepkumar,S/o.Parangodan Erukunnu Parambil House,Keezhattur Post, Pin- 679325	Rs.10,79,241/-	Plot-1 Rs.8,50,000/- Plot-2 Rs.1,50,000/-	Plot-1 Rs.85,000/- (Rs.50,000/-) Plot-2 Rs.15,000/- (Rs.10,000/-)	PLOT-1: 43.75 cents of land with residential house in Survey No. 22/6 and 63/6 in Keezhattur Village, Perintalmanna Taluk,Malappuram District vide document No3250/2009.Boundaries: North –12 feet way and Ambalathinu mattivecha sthalam, South- Allingal Harikrishnan,Karimbanakkal Kunhilakshmi, East –Erukunnu Karthiayani Kaivasam, West-Devayani Kaivasam,Kshethram, Ayyappan Kaivasam PLOT-2 : 16.25 cents of land with residential building in Sy.No.130/6 and 130/5 in Keezhattur village,Perintalmanna Taluk Boundaries:-North- AyyappanJ,Kunhilakshmi , South-Devayani,Karthiayani East-Ambumkattil Jayakrishnan Kaivasam, West-Devayani and Karthiayani.
9	CC-1715 Malappuram	1.SB Pharma,Prop.Pradeepkumar, Melpallikunnath House, P.O.Melmuri-676517 2.Mr. Pradeep Kumar, S/o Balan Nair, Melpallikunnath House,P.O.Melmuri-676517 3.Mr. Jyothi Prakash MK, S/o Balan Nair, Melpallikunnath House P.O.Melmuri-676517 4. Mr. Pramod MK, S/o Balan Nair, Melpallikunnath House,P.O.Melmuri 5.Smt. Preetha MK, D/o Balan Nair, Melpallikunnath House,P.O.Melmuri-Pin-676517 6.Mr.Prasanth MK,S/o Balan Nair, Melpallikunnath House,P.O.Melmuri-Pin-676517	Rs. 1,09,45,501/-	Rs.60,00,000/-	Rs.6,00,000/- (Rs.1,00,000/-)	70.5cents(36+34.5) of land with residential building in Survey No 379/1 in Melmuri Village ,Eranad Taluk,Malappuram Dist. Vide Document (Pattayam) No.242/2002. Boundaries: East – Machingal Yousaf Kaivasam, North –Kunnathodi Mammadu Haji, PP Beeran Haji,Makkal Kaivasa sthalam – West- PP Beeran Haji,Makkal Kaivasa sthalam, South- PP Beeran Haji,Makkal Kaivasa sthalam
10	ULAP-20 Pang	1.Sri. Thami K, S/o Changan Kayanithodi, Variyath Parambil, Near Kailas Auditorium, Kuttippuram- 679571 2.Sri. Jayaparasad, S/o Thami, Variyath Parambil, Near Kailas Auditorium,Bangalamkunnu, Kuttippuram.	Rs. 3,75,103/-	Rs.3,60,000/-	Rs.36,000/- (Rs.10,000/-)	3.804 Ares of land in Survey No. 123/3 in Kuruva Village, Perinthalmanna Taluk,Malappuram District vide document No.2091/2018. Boundaries: East – Kudumbasmasanam, North –Land held by Kayanithodi Somasundaran, West – Land held by Kayanithodi Parvathi and Sarojini, South–Way.

11	ML-18111 Perinthalmanna Main	Smt. Thankamani, W/o Ayyappan, Kunnamthodi House, Manalaya P.O. -Pin- 679357	Rs. 3,92,317/-	Rs.4,00,000/-	Rs.40,000/- (Rs.10,000/-)	2.23 Ares+0.81 Ares of land in Survey No. 29/4-2 & 26/11-2 in Anamangad Village, Perinthalmanna Taluk, Malappuram District vide document No. 3069/2012. Boundaries: East – Kannamthodi Rajeesh, North Kannamthodi Rajeesh, West – Vasudevan Kannamthodi, South– Road.
12	ML-230 Malappuram Evening	Mr.Yousaf C.P., S/o Ayisha, Chembilampatta House, Cherukulam,Payyanad, 676122	Rs. 19,11,453/-	<u>Plot-1</u> Rs.10,20,000/- <u>Plot-2</u> Rs.11,60,000/-	<u>Plot-1</u> Rs.1,02,000/- (Rs.1,00,000/-) <u>Plot-2</u> Rs.1,16,000/- (Rs.1,00,000/-)	28+34Cents of land in Survey No's 462/5-2 and 462/6 in Payyanad Village, Eranad Taluk, Malappuram District vide document No.3663/2000. Boundaries: Plot-1 -(28 cents) East – Cherukulam thodu, North – Property of Abdurasack, West – 10 feet way, South– Ithile 2 number sthalam Plot-2 :(34 cents) East- Cherukulam thodu, North- Property of Abdurasack, West-10 feet way, South- Ithile 2 number sthalam.
13	HL – 28 Mankada	Smt. Abdul Kamal, S/o Pocker, Kunnassery House, Koottil PO., Pin - 679324	Rs.38.90.385/-	Rs.32,00,000/-	Rs.3,20,000/- (Rs.1,00,000/-)	8 cents of land with residential building in Survey No.6/2 in Koottil desom, Mankada village vide document No. 4225/2014. Boundaries: North – Property of Beekkutty w/o Kunnasserry Pocker, South – Road, East – Property of Beekkutty w/o Kunnasserry Pocker, West – Property of Beekkutty w/o Kunnasserry Pocker
14	CC-3465 Melattur	P. K. Traders, Chembrassery (Prop. Siraj Babu P.K, S/o Abdulla, Palayakkoden House, Theyyampadikkuth 676521 Shri. Siraj Babu, S/o Abdulla, Palayakkoden House, Theyyampadikkuth, Chembrasserry P.O, Pin - 676521 Shri. Faizal Babu P.K, S/o Abdulla, Palayakkoden House, Theyyampadikkuth, Chembrasserry P.O., Pin- 676521	Rs.202,39,847/-	<u>Plot No.1</u> Rs.5,00,000 <u>Plot No.2</u> Rs.40,00,000/-	<u>Plot No.1</u> Rs.50,000/- (Rs.10,000/-) Rs.4,00,000/- (Rs.1,00,000/-)	<u>Plot No.1</u> : 5 ¹ / ₄ cents of land in Survey No.13/10 Theyyambadykuth Desom, Chembrassery Amsom,Eranad Taluk. Document No.5878/2012 (Boundaries: North - Property of Kunjan, East - Panchayat Road, South - Property of Vellengara Abu. West -Property of Kunjan. Reserve Price : Rs.5,00,000/- (Rupees Five lakhs only) <u>Plot No.2</u> : 48 cents of land in Survey No.12/10 Theyyambadykuth Desom, Chembrassery Amsom,Eranad Taluk. Document No.2894/2014 (Boundaries: North - Land held by Vellengara Abdulla, East - Land held by Palayakkodan Balkees, West - Land held by Rukhiya and way, South - Panchayat Road). Reserve Price Rs.40,00,000/- (Rupees Forty lakhs only)