

RULE 8 (6) SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISIO TO RULE 8 (6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the actual possession of which has been taken by the Authorised Officer of **UCO Bank** secured creditor, will be sold on **"As is where is" & "As is what is" & "Whatever there is"** on **29-01-2025** for recovery of dues as mentioned hereunder to UCO Bank from the below mentioned Borrower & Guarantors. The Reserve Price and the Earnest Money Deposit are also mentioned hereunder.

Name & Address of the Borrower: (1) M/s Mars Business Associates, 24/1564, Milne Road, Willingdon Island, Kochi-3, Proprietor: **Shri. Shibu .S**, MRRA-58-59, Poonithura P.O, Thrippunithura, Kochi-682038 (2) **Shri. Indusekharan Nair B**, TC 17/1886, Kesari Nagar Road, Poojappura P.O, Trivandrum-695012. **Guarinator:** **Shri.P.S. Sundaran**, Pazhangat, Kunnukara Panchayt, Door No V/474, Malayikunnu, North Aduvassery, Alangad P.O-683578.

Date of demand Notice: 20-01-2009

Date of Possession: 29-04-2009

Recoverable Amount: (1) M/s Mars Business associates - **Rs. 1,05,35,104/- (Rs One Crore Five Lakhs Thirty Five Thousand One Hundred Four only)** Inclusive of interest up to 10/01/2025 plus further interest and other incidental charges thereafter. (2) **Shri. Indusekharan Nair B Rs. 44,40,531/- (Rs. Forty Four Lakhs Forty Thousand Five Hundred Thirty One Only)** inclusive of interest up to 10/01/2025 plus further interest and other incidental charges thereafter.

NOTE: Notice under section 13(2) of SARFAESI Act, 2002 issued on 20-01-2009 to repay an aggregate amount of Rs. 34,13,764/- with unapplied interest and other expenses within 60 days of 13(2) notice.

Description of the immovable property: All that part and parcel of the property consisting of 37.00 cents of land in survey no:660/1 of Kunnukara Village and panchayat, North Aduvassery Kara, Alangad Firk, Ayoor Pakuthi, Parvoor Taluk, Chengamanad Sub district, Ernakulam district standing in the name of Shri.P.S Sundaran Pazhangat Kunnukara Panchayat, Door no V/474, Malayikunnu North Aduvassery, Alangad P.O-683578 covered under sale deed No:1438/ of 1983 dated 13/05/1983 of SRO Chengamanadu. **Boundaries:** **East:** Property of Panchayat and temple, **West:** Property of temple, **North:** Pathway, **South:** Road.

Reserve Price : Rs. 41.31 Lakhs

EMD: Rs. 4.13 Lakhs

DATE & TIME OF e-AUCTION SALE: 30th January 2025 between 12 P.M. to 5.00 P.M.

(with unlimited auto extensions of 10 minutes each, if required)

Last Date of Submission of Tender: 29th January 2025 - 04:00 PM

For detailed terms and condition of the sale, please refer to the link provided in websites/web portal:

(I) <https://BAANKNET.com/> (II) <https://ucobank.co.in/>

Place: Ernakulam, Date: 10-01-2025

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