



UCO BANK
(A Govt. of India Undertaking)
VYTTILA BRANCH

MIDLAND ARCADE, No 20/3438/F
CHILAVANNOOR ROAD, KADAVANTHRA P.O
COCHIN-682020, KERALA
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Sale Notice (Sale through e-auction only under SARFAESI Act 2002)

PUBLIC NOTICE FOR SALE OF ASSETS UNDER THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002

Sale of immovable property mortgaged to Bank under Securitization & Reconstruction of Financial assets and Enforcement of Security Interest Act, 2002

Whereas, the Authorized Officer of UCOBANK, VYTTILA BRANCH, had taken possession of the following property pursuant to the notice issued under Section 13(2) of SARFAESI ACT in the following loan account with right to sell the same strictly on "As is where is Basis" & "as is what is basis" & whatever there is basis" & "Without recourse Basis" for realization of Bank's dues plus interest as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under section 13(4) of the SARFAESI Act propose to realize the Bank's dues by sale of the said property. The Sale will be done by the undersigned through e-auction platform provided at the website.

A) Name & Address of the Borrowers : M/s Manjooran Housing Development Company (p) Ltd, Door NO.32/1222, J.R Complex, Near Muthoot Honda N.H Road Mamangalam, Palariyattom Cochin-682025 & B) 1) Joyjo Manjooran (Guarantor) Manjooran (H) Thuruthparambu Thirakkara P.O, Vazhakkala Cochin 682021 2) Paul J Manjooran (Guarantor) Manjooran (H) Ernakulam North 682018 3) Jomy T Manjooran (Guarantor) Manjooran (H), H.No.39/1112 Kaloor Cross Road Cochin 682018. 4) John J Manjooran (Guarantor) Manjooran (H), TA Beerankunju Road Ernakulam North, Ernakulam 682018.

c) Date of Demand Notice: 23-7-2015

d) Date of Possession: 22-7-2016

E) Amount due as per demand notice: Rs.6, 34, 01, 843.00 (Rupees six crore thirty four lakh one thousand eight hundred forty three only) as on 30-06-2015 plus interest to be charged from 01-7-2015. Present Book balance is Rs 6, 12, 30,021.00 (Rs six crore twelve lakh thirty thousand and twenty one only) & with further interest, incidental expenses, costs etc to be charged from 01-04-2015

Part I
1) All that part and parcel of land admeasuring (24.86 ares) in Sy No.424-7/1 and 7/2, 412/1 Re Sy No.369/13,401 situated at Kakkannad village kanayannur taluk Ernakulam district, standing in the name of M/s Manjooran Housing Development Company (p) Ltd and comprised in sale deed no. 1166/08 dt-17/04/2008 with SRO Thirkkakara. Boundaries East:- Balance Property in Re Sy.369/13 401 and road, South:- Property of Joyjo manjooran and others and road, West:- Balance Property in Re Sy.369/13, North:- Balance Property in Re Sy.369/13 and 401

2) All that part and parcel of land admeasuring (28.33 ares) in Sy no. 419/1 Re Sy No.401 at Kakkannad village kanayannur taluk Ernakulam district, standing in the name of M/s Manjooran Housing Development Company (p) Ltd and comprised in sale deed no. 1340/08 dt-03/05/2008 with SRO Thirkkakara. Boundaries :- East:- Balance Property in Re Sy 401. South:- Road, West:- Property of Manjooran housing Development Pvt ltd & property in Re Sy-401, North:- Balance Property in Re Sy.401

3) All that part and parcel of land admeasuring (11.11 ares) in Sy no. 420/24-1 & 1b/2 419/1 Re Sy No. 399/7,401 at Kakkannad village kanayannur taluk Ernakulam district, standing in the name of M/s Manjooran Housing Development Company (p) Ltd and comprised in sale deed no. 1653/08 dt-13/06/2008 with SRO Thirkkakara. Boundaries :- East:- Balance Property in Re Sy.399/7 and 401, South:- Property of the purchaser and property sold to Antony and Tina, West:- property sold to Antony and Tina and Property in Re Sy.369/8, North:- Property sold by vendor to purchaser by another document.

4) All that part and parcel of land admeasuring (11.11 ares) in Sy no. 420/2a-1, 420-1B/2 Re Sy No.399/7at Kakkannad village kanayannur taluk Ernakulam district, standing in the name of M/s Manjooran Housing Development Company (p) Ltd and comprised in sale deed no. 1654/08 dt-13/06/2008 with SRO Thirkkakara. Boundaries East:- Balance Property in Re Sy.399/7 and 401, South:- Property sold by vendor to purchaser by another document, West Property in Re Sy.369/8, North :- Balance Property in Re Sy. 399/7

5) All that part and parcel of land admeasuring (14.00 ares) in Sy. No. 424/07-1, 7-2 Sy. No.427, 419/1 Re. Sy. No.369/13, 401 at Kakkannad Village, Kanayannur Taluk, Ernakulam District, standing in the name of M/s Manjooran Housing Development Company (p) Ltd and comprised in Sale Deed no. 2254/08 dt-08/08/2008 with SRO Thirkkakara. Boundaries: (Schedule-1 Extent 1.71 ares): North: Property of Varghese Thomas; East: 6m wide road; South: Property belonging to purchaser; West: Property in Re. Sy. no. 369. Boundaries: (Schedule-2 Extent 3.57 ares) North: Property in Re. Sy. No-369/8; East: Property belonging to Lal Varghese; South: 6m wide road and Property of Varghese Thomas; West: Property in Re. Sy. No-369/8. Boundaries: (Schedule-3 Extent- 2.49 ares) North: Property in Re. Sy. No-369/8; East: Property belonging to George Joseph; South: 6m wide road; West: Property belonging to Lal varghese. Boundaries: (Schedule-4 Extent-6.23 ares) North: Property of Antony Varghese and Tina; East: Property belonging to purchaser in Re.Sy.401; South: Property belonging to purchaser in Re. Sy. 401; West: 6m wide road.

6) All that part and parcel of land admeasuring (19.00 ares) in Sy no. 424/07-1, 7-2 Re Sy No.369/13 at Kakkannad village kanayannur taluk Ernakulam district, standing in the name of Joyjo manjooran and Paul j manjooran and comprised in sale deed no. 686/08 dt-06/03/2008 with SRO Thirkkakara. Boundaries: East:- Tarred road, South Panchayat road, West:- Pathway, North:- Remaining property of vendor.

Undivided Shares Exempted From Sale

SL NO 1: Flat numbers:- 5A1,5A3,5A4,5B1,6B2,7B1,7B2,8B1,9A4,10A4,10B2,11B1,15A4,15B2,18B1,19A1,20B1,21D1,24E2,25E2, 25F2(19F2) in Tower 1 and 19D2 in Tower 2 of Rowan Park. SL NO 2: Bank has given NOC and omitted to include in the SL No 1 above

Reserve Price Rs. 51,93,64,000 (Rupees Fifty one crore ninety three lakhs sixty four thousand only)

Earnest Money Deposit: Earnest Money Deposit for the e -auction is Rs. 5,19,36,400 /-

(Rupees Five crore nineteen lacs thirty six thousand four hundred Only)

Part II**(Rupees Five crore nine lac thirty six thousand four hundred Only)**

- 1) All that part and parcel of land admeasuring (10.45 ares) in sy no. 352-4B-2,4B-6 Re Sy No 78/2 of b7 situated at Kakkanad village kanayannur taluk Ernakulam district, standing in the name of Jomy Thomas Manjooran, and comprised in sale deed no. 4345/07 dt.06/10/2007 with sro thirkkakara. **Boundaries:** East:-Property own by Manjooran, South:-Property of Jomy Thomas Manjooran, West:- Thodu, North:-Balance property of Aliyas
- 2) All that part and parcel of land admeasuring (43.46 ares) in Sy No.352/5 Re Sy No.72/3, 6 B7 situated at Kakkanad village kanayannur taluk Ernakulam district, standing in the name of Paul j Manjooran s/o Joseph p Manjooran, and comprised in sale deed no.790/05 dt.17/02/2005 with SRO Thirkkakara. **Boundaries:** East:-Property of Peter, South:- Property in ReSy.72/3, West:- Property in Re Sy.72/1 and 72/5, North:-Property in Re Sy.72/2
- 3) All that part and parcel of land admeasuring (40.47 ares) in Sy No.352/4A/2 & 4B/3 Re Sy No.72/5 B7 situated at Kakkanad village kanayannur taluk Ernakulam district, standing in the name of Joyjo Manjooran s/o Joseph Manjooran, and comprised in sale deed no. 2425/5 dt.13/05/2005 with SRO Thirkkakara. **Boundaries:** East:-Property in Re Sy.72/3, South:-Balance property owned by Abubekkar, West:- Thodu North Property of Mathukutty
- 4) All that part and parcel of land admeasuring (26.70 ares) in Sy No. 352/5,4B/3,4A/2 Re Sy No.72/2 & 1 B7 situated at Kakkanad village kanayannur taluk Ernakulam district, standing in the name of jomy thomas manjooran, and comprised in sale deed no. 4738/05 dt.12/11/2005 with SRO Thirkkakara. **Boundaries (extent-12.20 ares):** East:- Property in Re Sy.77, South:-Property in Re Sy.72/3, West:- Property in re-sy no78, North:- Property in in Re Sy.78 **Boundaries (Extent-14.50 ares):** East:- Property in Re Sy.72/3, South:-Property in Re Sy.72/3, West:-Thodu North:-Property in in Re Sy.78
- 5) All that part and parcel of land admeasuring (16.19 ares) in Sy No. 352/4A/2,4B/1,4B/3 Re Sy No.72/5 B7 situated at Kakkanad village kanayannur taluk Ernakulam district, standing in the name of Joyjo manjooran s/o Joseph p manjooran, and comprised in sale deed no.3583/05 dt.16/08/2005 with SRO Thirkkakara. **Boundaries:** East:-Property in Re Sy.72/3, South:-Property in name Jomy Thomas Manjooran in Re Sy. No.72/4, West:- Thodu, North:- Property earlier sold to Joyjo Manjooran
- 6) All that part and parcel of land admeasuring (20.24 ares) in Sy No. 352/4a/4,4b/1,4a/5 Re Sy No.72/4,67/1 B7 situated at Kakkanad village kanayannur taluk Ernakulam district, standing in the name of Jomy Thomas Manjooran s/o Joseph Manjooran, and comprised in sale deed no. 3584/05 dt.16/08/2005 with SRO Thirkkakara. **Boundaries:** East:-Property in Re Sy.72/3 and 67/2, South:-Balance property of EA Abu Backer under Re Sy No.67/1, West:- Thodu, North:-Property of Joyjo Manjooran Under Re Sy.72/5
- 7) All that part and parcel of land admeasuring (66.84 ares) in Sy No. 352/4b/1,4a/5,4a/2,4a/3,4a/1 Re Sy No.67/1,3,4,5 B7 situated at Kakkanad village kanayannur taluk Ernakulam district, standing in the name of Jomy Thomas Manjooran s/o Joseph Manjooran, and comprised in sale deed no. 724/06 dt.27/02/2006 with SRO Thirkkakara. **Boundaries:** East:-Property of EA Abu Backer under Re Sy No.66,67/2, South:-Property of Joyjo Manjooran and Paul J Manjooran Under Re Sy.68/1 West:- Thodu North Property in Re Sy. 67/3 and 67/1
- 8) All that part and parcel of land admeasuring (52.99 ares) in Sy No. 353/1a/1,1a/2,1b,4a/3 Re Sy No.68/1 B7 situated at Kakkanad village kanayannur taluk Ernakulam district, standing in the name of Joyjo Manjooran & Paul J manjooran Jointly, and comprised in sale deed no. 723/06 dt.27/02/2006 with SRO Thirkkakara. **Boundaries:** East: Property in Re Sy. 68/1 in name of EA Abu Backer, South:- Property of 68/2 in name of EA Abu Backer, West:- Thodu North:-Property of John J Manjooran Re Sy.67/4 and 67/5
- 9) All that part and parcel of land admeasuring (19.36 ares) in Sy No. Re Sy No.81/1,2 82/1&2 82/4,5,83/1,2,3,5,7 84/2 situated at Kakkanad village kanayannur taluk Ernakulam district, standing in the name of John j Manjooran s/o Joseph P Manjooran Jointly, and comprised in sale deed no. 1793/10 dt.17/08/2010 with SRO Thirkkakara. **Boundaries:** East:-Property of John j Manjooran, South:- Remaining properties of Jomy, Paul and Joyjo Manjooran West:-Property of John j Manjooran North P w D road and remaining properties.

Reserve Price Rs. 12,58,97,000/- (Rupees Twelve crore fifty eight lakhs ninety seven thousand only)
Earnest Money Deposit: Earnest Money Deposit for the e -auction is Rs. 1,25,89,970 /-
(Rupees one crore twenty five lakh eighty nine thousand nine hundred seventy Only)

DATE AND TIME OF e-AUCTION SALE

10th February 2017 between 12.00 Noon to 1.30 P.M
(with unlimited auto extensions of 5 minutes each, if required)
Last Date of Submission of Tender: 7th February 2017 by 5 p.m.

Terms & Conditions:

- 1) Property is being sold on "As is and where is" & "As is what is basis" & "Whatever there is basis" and "without recourse basis". Intending bidders are advised to conduct search in Revenue/SRO records to satisfy title, identity, extent, dimensions, survey number, door number, boundaries or encumbrances in regard to the property proposed to be sold.
- 2) Intending Interested bidders to access the portal/website of the e-auction Agency (viz., <https://www.bankeauctions.com>)
- 3) Bids should be submitted only ONLINE in the prescribed form. Online bids can be submitted by accessing the website <https://www.bankeauctions.com>. Bids should be submitted online on or before 5.00 pm IST on 7th February 2017. Separate bid should be submitted for part I & II of property.
- 4) Bids should be submitted along with a copy of identity document as an attachment to the bid form. Only copy of PAN Card, Passport, Voter's ID, Valid Driving License or Photo identity card issued by Central/State Govt. shall be accepted as the identity document and should be submitted along with the bid form. Bidders staying abroad/PIOs holding dual citizenship/NRIs shall submit photo copy of his/her valid Indian Passport. Original Identity document (copy of which is submitted along with the bid form) must be produced on demand.
- 5) 10% of the Upset Price/Reserve Price must be remitted towards EMD through RTGS/NEFT/Money transfer to the Bank A/c No: 21550210000359, IFSC NO: UCBA0002155 and the remittance details must be clearly indicated in the bid form. EMD amount remitted by unsuccessful bidders shall be returned to them by the Bank without interest. In the event of cancellation of auction also, EMD amount shall be returned by the Bank without interest. Participating bidders are required to contact the Bank in this connection after the close of the auction.
- 6) A copy of the bid form along with its enclosure(s) submitted online and duly signed declaration shall be sent to The Authorized Officer, UCO Bank, Zonal Office, 39/3720F, S.R Complex, Ravipuram Road, Ernakulam, PIN 682 016 so as to reach the same on or before 7th February 2017. The Bank shall not have any liability as regards delay in delivery/non-delivery of the bid form and/or enclosures at the Bank by the Postal Authority/Courier Agency/Carrier.
- 7) Incomplete bids, unsigned bids, as also bids not conforming to Sl.Nos.3,4,5 and 6 above will be summarily rejected. Bids which are not above the Upset Price shall also be summarily rejected. The Authorized Officer reserves absolute rights to accept or reject any one or more bids or to postpone/cancel the Auction without assigning any reason.
- 8) Auction / bidding will be only through online e-bidding. Online bidding will commence from the highest bid quoted among the bids and the minimum increase for each bid will be only for Rs. 10,000/- or multiples thereof for all items of properties.
- 9) In case of sole bidder, the bid amount quoted in his bid form must be improved by at least one bid incremental value, lest the sale shall be cancelled/deferred.
- 10) If any market-leading bid (bid higher than the highest at the point in time) is received within the last five minutes of closing time, the bidding time will be extended automatically by another five minutes. This process continues till no bid comes for a period of five minutes and the e-auction gets closed.
- 11) Highest bid will be provisionally accepted on "subject-to-approval" basis and the highest bidder shall not have any right/title over the property until the sale is confirmed in his favour.
- 12) Successful bidder shall remit 25% (Twenty five percentage) of the bid amount (less EMD) immediately on the sale being knocked down in his/her favour, through RTGS/NEFT/Money Transfer to the Bank A/c at Sl.No.5. The Authorized Officer shall issue Sale Confirmation Letter in favour of the successful bidder in due course. In case of pendency of any Petition/Appeal, confirmation of sale shall be subject to the outcome of the Petition/Appeal.
- 13) The successful bidder shall remit the balance bid amount within 15 (Fifteen) days of confirmation of sale in his favour. If the successful bidder fails to remit the balance bid amount within the said period, the property shall be resold, in which case he shall forfeit the amount already remitted by him. Also, he shall have no right or claim over the property or on the amount for which the property is subsequently sold.
- 14) Property can be inspected on 4th February 2017 between 10.00 am IST AND 05.00 pm IST with prior appointment. Further property details, if any required, can be had from Mrs. Dhanya T.Vasu, Manager, UCOBANK, Vyttila Branch, Chilavanoor road, Kadavanthra P.O., PHONE: 0484-2310651/2310652
- 15) Two or more persons may join together in submitting the bid, in which the Sale certificate will be issued in their joint names only. No request for inclusion/substitution of names, other than those mentioned in the bid, in the sale certificate will be entertained.
- 16) In case of more than one item of property brought for sale, the sale of properties will be as per the convenience and it is not obligatory to go serially as mentioned in the sale notice.
- 17) All intimations to bidders/auction purchaser will be primarily through e-mail by the e-auction service provider. Date of sending e-mail will be considered as date of intimation. If no intimation reaches, bidders are expected to take efforts to find out status from the e-auction service provider. Non receipt of intimation should not be an excuse for default/non payment
- 18) There shall be no fresh sale notice if the sale is postponed for a period less than 30 (Thirty) days.
- 19) Sale will not be confirmed if the borrower tenders to the Bank Contractual dues along with other expenses prior to the Authorized Officer issuing Sale Confirmation Letter to the successful bidder. In such case, the Bank shall refund without interest the entire amount remitted by the successful bidder.
- 20) Statutory dues/liabilities, etc., due to the Government/Local Body, if any, shall be borne by the successful bidder.
- 21) Successful bidder shall bear the charges/fee payable for registration of the property as per law.

Bidders are advised to go through the service provider's portal/website (viz., <https://www.bankeauctions.com>) before participating in the auction. All participating bidders shall be deemed to have read and understood the conditions of sale and be bound by the conditions. Details regarding e-auctioning can be obtained also from the e-auction service provider, Viz., C1 India Pvt Ltd, Address: Udyog Vihar, Phase-2, Gulf Petrochem Building, No.301, Gurgaon, HARYANA-122015, Help line numbers :91-124-4302020 / 21 / 22 / 23 Help line mobile numbers : 91-7291981124 / 1125 / 1126

Email: balasubrahmanyam.b@c1india.com Cell: +91-9948041212, <https://www.bankeauctions.com>

The auction sale is subject to confirmation of the secured creditor Bank.

Further inquiries, if any, in particular details of the property, verification of documents and/or terms and conditions of sale can be obtained from the Authorized Officer, UCO Bank, Zonal Office, 39/3720F, S.R Complex, Ravipuram Road, Ernakulam, PIN 682 016, Contact No: 0484-2356641 during office hours.