

 KVB Karur Vysya Bank <i>Smart way to bank</i>	Asset Recovery Branch 1498-C, KVB Towers, 3rd Floor, Avinashi Road, Peelamedu, Coimbatore – 641004 E-mail: kvbl1890 @ kvbmail.com Contact 0422-2571746 / Mobile 8110996655
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**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES & E-AUCTION ON
18.07.2025**

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 9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the following Borrower/s and Guarantor/s availed credit facilities from The Karur Vysya Bank Limited the branches mentioned below, the repayment of which are secured by Mortgage of below mentioned properties as per the details furnished hereunder. As the under mentioned borrowers / guarantors failed to make payment despite the Demand Notice sent under SARFAESI Act-2002, the Authorized Officers of the Bank has taken Possession of the properties. As per Sec 13(4) of the Act, the Secured Creditor is entitled to sell the assets taken constructive possession and realize the proceeds towards the outstanding balance. In accordance with the same, the Authorized Officers propose to sell the below mentioned securities by way of **E-auction** mode on **18.07.2025**. The sale is made on “**As is where is**”, “**As is what is**”, & “**Whatever there is**” condition.

S.No. 1. Thrissur Branch – Name : **1) M/s Alan Industries**, (Rep by its Prop. Mr Viswambaran), Door No.XII/28A, Kaippilly Mini Industrial Estate, Kaippilly Arimbur Post, Thrissur, Kerala – 680620 and also 477 Thurthiyil 12, Manalur Grama Panchayath, Thrissur, Kerala – 680163 (Borrower/s), **2) Mr Viswambharan**, (Prop. M/s Alan Industries), Door No.XII/28A, Kaippilly Mini Industrial Estate, Kaippilly Arimbur Post, Thrissur, Kerala – 680620 and also at S/o Velayudhan, 477 Thurthiyil 12, Manalur Grama Panchayath, Thrissur, Kerala –680163 (Borrower) and **3) Mrs Mini Viswambharan**, W/o Viswambharan, 477 Thurthiyil 12, Manalur Grama Panchayath, Thrissur, Kerala – 680163 (Guarantor).

Total outstanding is **Rs. 43,33,263.84** (Rupees Forty Three Lakhs Thirty Three Thousands Two Hundred and Sixty Three & Paisa Eighty Four Only) as on 31.05.2025 with further interest, cost, incidental charges thereon

DETAILS OF MORTGAGE ASSETS

Item No.1 - All that part and parcel of residential land admeasuring 6.88 Ares in Sy No.873/2 Part & 873/4 Part of Manalur Village, Thrissur Taluk together with a Building with Door No XVII/290 in Ward no XVI of Manalur Grama Panchayath, Thrissur standing in the name of Mr Viswambharan by virtue of Sale Deed 3059/2011 dt.30.11.2011 of Anthikad SRO with boundaries as North: Canal & Property of Babu,

South: Properties of Chirayath Temple, Antony & Simon East: Canal, Pathway & Property of Chirayath Temple, West: Property of Simon.



Reserve Price: **Rs.41,50,000/-** ; EMD: **Rs.4,15,000/-** ; Bid Multiplier : **Rs.25,000/-**
GPS 10.4761,76.1082 **Physical Possession - No**

Item No.2 - All that part and parcel of land admeasuring 1.45 ares in Sy No.581 /2 along with 1/5th right of pathway over 0.40 Ares, 0.10 Ares & 1.41 Ares in Sy No.581/2,3 & 4 of Karamuck Village, Thrissur Taluk standing in the name of Mr Viswambharan by virtue of ale Deed 1832/2003 dt.13.08.2003 of Anthikad SRO with boundaries as North: Property of Velayudhan, South: Pathway, East: Property of Antony, West: Property of Usha.



Reserve Price: **Rs.10,50,000/-** ; EMD: **Rs.1,05,000/-** ; Bid Multiplier : **Rs.25,000/-**

GPS 10.47550,6.10700

Physical Possession - No

S.No. 2 . Palakkad Branch – Name : 1) M/s B T Agencies, (Rep by its Prop. Mr.Ashokan), 14/327, Vrindavan Nagar, Pudukkottai, Palakkad, Kerala – 678623 (Borrower), 2). **Mr. Ashokan C B**, S/o Balakrishnan T, Prop : B T Agencies, 19/381 Kolayakode, Chambakulam, Puthussery, Palakkad - 678623 (Borrower). 3). **Mr. Syam Mohan R**, S/o Radhakrishnan, Vadakkanthara, Palakkad 678012 Guarantor).

Total outstanding is **Rs 62,14,535.96** (Rupees Sixty Two Lakhs Fourteen Thousands Five Hundred and Thirty Five & Paise Ninety Six Only) as on 31.05.2025 with further interest, cost, incidental charges thereon

DETAILS OF MORTGAGE ASSETS

All the part and parcel of vacant land admeasuring 10.12 ares with jenmam rights at re Sy block no 36: Re Sy No. 553/5(old Sy No. 384/3) pudussery west village, Palakkad Taluk by virtue of settlement deed 3563/2001 Dt: 02/08/2011 of palakkad SRO.

Bounded : on the north by : vellachal & property of kumar and Kavitha, on the south by : Para Town, on the East by : 2 Meter Road , On the West by: Balance land of Sri. Balakrishnan



Reserve Price: **Rs.25,00,000/-** ; EMD: **Rs.2,50,000/-** ; Bid Multiplier : **Rs.25,000/-**

GPS 10.7702,76.7290

Physical Possession - No

S.No. 3. Chengannur Branch – Name : 1).M/s. G AND G NIDHI LIMITED (CIN U65929KL2016PLC046657), 8/333,8/334,Sreerama Sadanam, Thelliyoor P.O, Thiruvalla,Kerala - 689544. (Borrower). **2) Mr.D.Gopalakrishnan Nair**, (Director of M/s. G AND G NIDHI LIMITED), S/o P.R.Damodaran Pillai, Sreerama Sadanam, Thelliyoor P O, Thiruvalla, Pathanamthitta, Kerala – 689544 (Guarantor/Director). **3) Mr.Govind.G. Nair**, (Director of M/s. G AND G NIDHI LIMITED), S/o Mr.D.Gopalakrishnan Nair, Sreerama Sadanam, Thelliyoor P O, Thiruvalla, Pathanamthitta, Kerala – 689544 (Guarantor/Director). **4). Mr.Chandramohan Nair.T.R.** (Director of M/s. G AND G NIDHI LIMITED) S/o Mr. Raghavan Pillai, Thekkel House, Thelliyoor, P O, Thiruvalla, Pathanamthitta, Kerala – 689544 (Guarantor/Director). **5) Mrs. Sindhu V Nair** W/o of Mr.D.Gopalakrishnan Nair, Sreerama Sadanam, Thelliyoor P O, Thiruvalla, Pathanamthitta, Kerala – 689544(Guarantor). **6). Mrs. Lakshmi Lekha Kumar**, W/o of Mr.D.Govind.G. Nair, Sreerama Sadanam, Thelliyoor P O, Thiruvalla, Pathanamthitta, Kerala – 689544 (Guarantor).

Total outstanding is **Rs. 2,95,44,926.70/-** (Rupees Two crores Ninety Five Lakhs Forty Four Thousand Nine Hundred Twenty Six F & Paisa Seventy Only) as on 05.06.2025 for MORTGAGE Loan & 31.05.2025 for CASH CREDIT Loan with further interest, cost, incidental charges thereon

DETAILS OF MORTGAGE ASSETS

Item No.1 All that part and parcel of commercial land admeasuring 1.62 Ares in Re Sy No 341/2/1/3, in Block No.16 of Mulakuzha Village, Karakkadu Street, Chengannur Taluk, Allapuzha standing in the name of Sindhu.V.Nair by virtue of sale deed 1590/2016 dated 07.09.2016 of Chengannur SRO.
Bounded By North: Property of Mr.Govindan Nair, South : Property of Radhamony, East: MC Road. West: Property of Diviya.



Reserve Price: Rs.36,00,000/-; EMD: 3,60,000/-; Bid Multiplier : Rs. 50,000/-:

GPS 9.270264,76.655487

Physical Possession - No

Item No.2 All that part and parcel of commercial land and building admeasuring 0.49 Ares in Re Sy. No. 12/15/4, (Door No. 1/955) in block No. 21 of Koipuram Village, Thiruvalla Taluk, Pathanamthitta, Kerala together with a single storied Commercial building having a plinth area of approx. 65 Sq Mt. Standing in the name of Mrs. Lakshmi Lekha Kumar by Virtue of Sale Deed 559/2018 dated 30.04.2018 of vennikulam SRO. Bounded By North: Private way, South: Property of Kodumthara, East: Panchayat Road, West: Property of Palakunnil



Reserve Price: Rs.29,00,000/-; EMD: 2,90,000/-; Bid Multiplier : Rs. 50,000/-:

GPS 9.369241,76.655813

Physical Possession - Yes

Item No.3 All that part and parcel of commercial Land and building admeasuring 1.70 Ares in Re Sy No.420/10 in Block No. 19 (Door No. 9/36/A) of Puramattom Village, Mallapally Taluk, Pathanamthitta, Kerala together with a Single-storied building of approx. 38 Sq Mt. standing in the name of Mr.D.Gopalakrishnan Nair by virtue of Sale Deed 911/2016 dated 07.07.2016 of Vennikulam SRO.Bounded By North: Property of Mr. Kocheril, South: Thodu, East: PWD Road, West: Thodu



Reserve Price: Rs.50,00,000/-; EMD: 5,00,000/-; Bid Multiplier : Rs. 50,000/-;

GPS 9.3805,76.6707

Physical Possession - Yes

Item No.4 All that part and parcel of Commercial Land and Building admeasuring 1.50 Ares in Re Sy No.261/6, in Block No. 22(Door No.3/473) of Koipuram Village, Thiruvalla Taluk, Pathanamthitta, Kerala together with a Three-storied building of approx. 390 Sq Mt. standing in the name of Mr.D.Gopalakrishnan Nair & Mr.Govind.G.Nair. by virtue of Sale Deed 1070/2017 dated 23.08.2017 of Vennikulam SRO. Bounded By North: Property of Mannakunil, South: Road, East: Property of Mannakunnil, West: Building of TECB.



Reserve Price: Rs.1,30,00,000/-; EMD: 13,00,000/-; Bid Multiplier : Rs. 1,00,000/-;

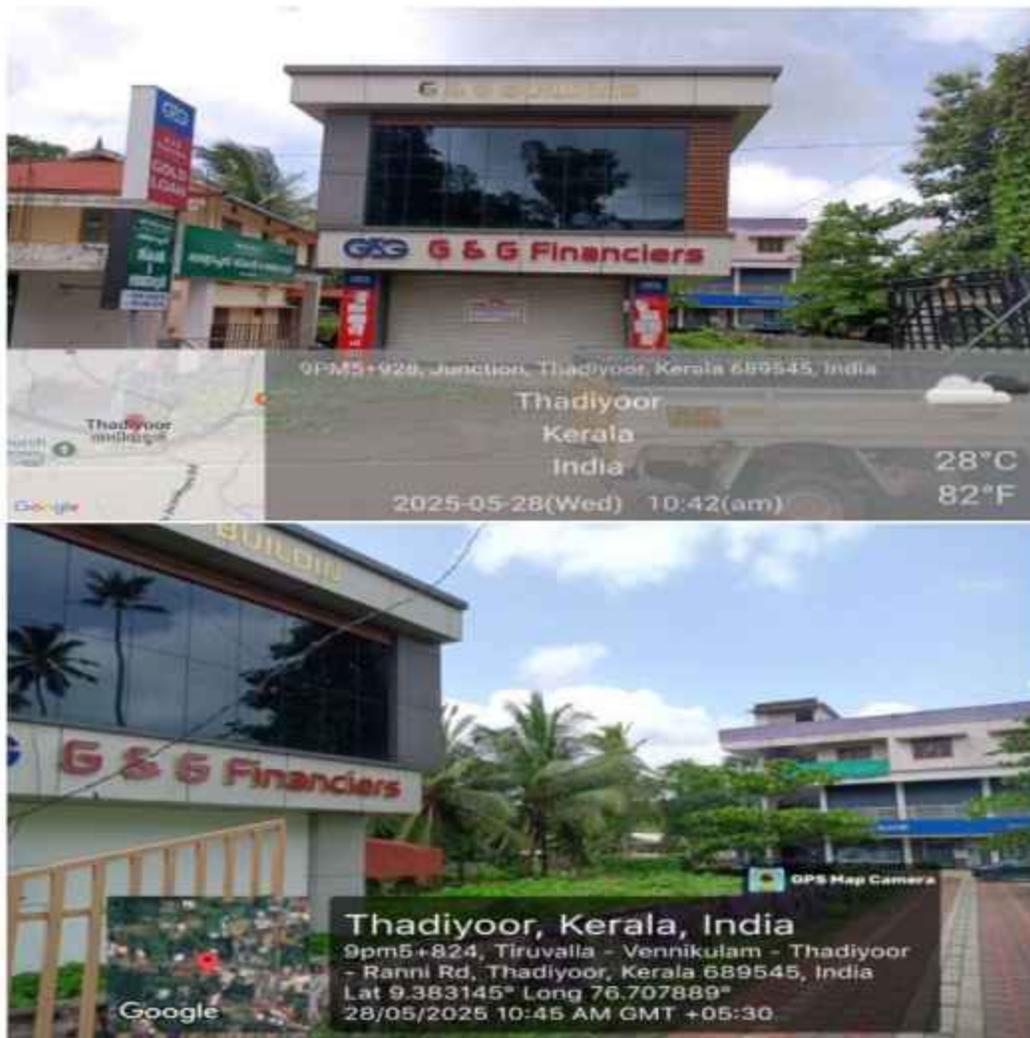
GPS 9.355755,76.6756

Physical Possession - Yes

Item No.5 All that part and parcel of commercial Land and building admesuring 1.42 Ares in Re Sy No. 332/1/2, Standing in the name of Mr.Gopalakrishnan Nair by virtue of Sale Deed 1148/2010 dated 28.06.2010 of Vennikulam SRO & 2.02 Ares in Sy No.332/1/1, in Block No.25(Door No.7/593A) of Thelliyoor Village, Mallapally Taluk, Pathanamthitta, Kerala together with a Two-storied building of approx. 87.84 Sq Mt. standing in the name of Mr.Govind.G. Nair by virtue of sale deed No 1149/2010 dated 28.06.2010 of Vennikulam SRO.

Bounded By

North: PWD Road, South: Property of Benny Sam, East: Property of John Mathai Thadathil, West: Property of Benny Sam.



Reserve Price: Rs1,05,00,000/-; EMD: 10,50,000/-; Bid Multiplier : Rs. 1,00,000/-;

GPS 9.383103, 76.707848

Physical Possession - Yes

Item No.6 All that part and parcel of commercial land and building admeasuring 1.21 Ares in Re Sy No. 59/3/1/1, in Block No.24(Door No. 13/288) of Thottappuzhassery Village, Thiruvalla Taluk, Pathanamthitta, Kerala together with single-storied building of approx..56 Sq Mt. standing in the name of Mr. Govind.G.Nair. by virtue of Sale Deed 836/2016 dated 03.08.2016 of Aranmula SRO

Bounded By

North: Property of Philip Mathew Vadakkethu, South: Road, East: Property of Philip Mathew Vadakkethu, West: Property of Philip Mathew Vadakkethu.



Reserve Price: Rs.29,00,000/-; EMD: 2,90,000/-; Bid Multiplier : Rs. 50,000/-:

GPS 9.359455,76.694461

Physical Possession - Yes

S.No. 4 . Palakkad Branch – Name : 1). M/s Green Multi Wood Art, {Rep By its Prop : Jyothiprakashan P R}, 12/613, Wzhakkad PO, Mundur, Palakkad, Kerala – 678631. Also at Souparnika, Aishwarya Gardens, Kongad PO, Palakkad, Kerala- 678631 Borrower/s. **2) Mr.Jyothiprakashan P R,**{Prop: M/s Green Multi Wood Art}, 12/613, Wzhakkad PO, Mundur, Palakkad, Kerala – 678631. And also at , S/o Raman Kutty, Souparnika, Aishwarya Gardens, Kongad PO, Palakkad, Kerala- 678631. Borrower. **3). Mrs Babysuni Jyothiprakashan,** W/o Jyothiprakashan P R, Souparnika, Aishwarya Gardens, Kongad PO, Palakkad, Kerala- 678631. Guarantor. **4). The entire estate of deceased Jyothiprakashan P R, Represented by his legal heir Mrs Babysuni Jyothiprakashan,** W/o Jyothiprakashan P R, Souparnika, Aishwarya Gardens, Kongad PO, Palakkad, Kerala- 678631. Guarantor

Total outstanding is **Rs. 78,96,357.28/-** (Rupees Seventy Eight Lakhs Ninety Six Thousands Three Hundred and Fifty Seven & Paise Twenty Eight Only) as on 31.05.2025 with further interest, cost, incidental charges thereon

DETAILS OF MORTGAGE ASSETS

All that Part and parcel residential land admeasuring 4.21 ares in Re Sy No. 142/1 (old Sy No 223/1,2 in block 4 Kongad-1 village, palakkad taluk together with a two storied residential bulding having a plinth area of 2978 sq.Mt. with the door No 12/376 aishwarya nagar, kongad PO, Palakkad standing in the name of Mr. Jyothiprakasham PR byvirtue on jenm sale deed 871/2010 dated 24.02.2010 of kadampazhipuram SRO with boundaries as North: Property of Biju, South: 5 Mtr wide road, East: 5 Mtr wide road and west: property of biju.



Reserve Price: Rs.76,00,000/-; EMD:7,60,000/- ; Bid Multiplier : Rs.50,000/-;

GPS 10.8579,76.5217

Physical Possession -No

S.No. 5. Tripunithura Branch – Name : 1) **Mr Jibi Abraham**, Tokyo Bldg Metallic Const Ind (LLC), PO Box No 81038, Sharjah, Qatar and also at S/o Abraham, Elayidathu (Inchiparambil), Thiruvaniyoor PO, Tripunithura, Ernakulam – 682308 (Borrower), 2) **Mr Eldho John** Managing Partner, Skytech General Contracting LLC, PO Box 26311 Sharjah Also at S/o Yohannan Keelathu, Keelathu, Thiruvaniyoor PO, Tripunithura, Ernakulam – 682308 (Guarantor) and 3) **Mrs Mary Abraham**, W/o Puthukulangara Varkey Abraham, Puthukulangara House, Thiruvaniyoor PO, Tripunithura, Ernakulam – 682308 (Borrower).

Total outstanding is **Rs. 1,58,45,120.30** (Rupees One Crore Fifty Eight Lakhs Forty Five Thousands One Hundred and Twenty & Paise Thirty Only) as on 19.06.2025 with further interest, cost, incidental charges thereon

DETAILS OF MORTGAGE ASSETS

Item No.1- All that part and parcel of Residential Land admeasuring 2.20 Ares in Re Sy 103/7/2 (Old Sy No 88/4) on Block No.41of Thiruvaniyoor Village, Kunnathunadu Taluk, Ernakulam together with residential building villa No. V (Old No.1) Door No: XI/537D, Having an area of 1683.19 Sq.Ft. in Thiruvaniyoor – Vennikulam Road standing in the name of Mr Jibi Abraham by virtue of Sale Deed 1405/16 dated 19.03.2016 of Puthencruz SRO with boundaries as North: Villa No.4,South: Canal, East: Internal Road, West :Private Road.



Reserve Price: **Rs.44,70,000/-** ; EMD: **Rs.4,47,000/-** ; Bid Multiplier : **Rs.25,000/-**

GPS 9.937177,76.4202223

Physical Possession -No

Item No.2- All that part and parcel of residential land admeasuring 2.20 Ares in Re Sy 103/7/2 (Old Sy No 88/4) on Block No.41 of Thiruvaniyoor Village, Kunnathunadu Taluk, Ernakulam together with residential building Villa No.III (Old No.V) Door No: XI/537C, having an area of 1685.34 Sq. Ft.in Thiruvaniyoor – Vennikulam Road standing in the name of Mr Jibi Abraham By virtue of Sale Deed 1406/16 dated 19.03.2016 of puthencruz SRO with boundaries as North : Internal Road, South Property of Eldho, East : Property of Stanley, West: Thiruvaniyoor – Mamala (PWD) Road.



Reserve Price: **Rs.44,70,000/-** ; EMD: **Rs.4,47,000/-** ; Bid Multiplier : **Rs.25,000/-**

GPS 9.937177,76.420269

Physical Possession -No

S.No. 6. Thrissur Branch – Name : 1) **Mr. Jayaprakasan Earth** P.O Box 24062, Manama, Bahrain – 24062, Also at S/o M Krishnan Nair, Ammini Bhavan, Velur Wadakkanchery (Via) Thrissur, Kerala – 680601. (Borrower) 2) **Mrs. Girija Jayaprakash**, W/o Jayaprakash, Ammini Bhavan, Vellur, Wadakkanchery (Via) Thrissur, Kerala – 680601 (Guarantor).

Total outstanding is **Rs. 26,77,184.50/-** (Rupees Twenty Six Lakhs Seventy Seven Thousands One Hundred and Eighty Four & Paise Fifty Only) as on 26.05.2025 with further interest, cost, incidental charges thereon

DETAILS OF MORTGAGE ASSETS

1/120 undivided and inseparable share in 17.94 Ares of Land bearing Sy No. 174/5P in Iringapuram Village, Chavakkad Taluk, Thrissur District together with absolute right over apartment No. type 1A, Third Floor, Top Guruvayurappan Appartments, having an Area of 656 Sq. Ft Standing in the name Mr. Jayaprakasan Earth by Virtue of sale deed 1303/1/2016 dated 26.08.2016 of mundur SRO with boundaries as North by Property of Kamarudeen, South by Property of Cheerakuzhy, East by Municipal Road and Apratment of Salim Associates and West by Property of Kamarudeen.



Reserve Price: Rs.20,00,000/-; EMD: 2,00,000/- ; Bid Multiplier : Rs.25,000/-;

GPS 10.59779,76.04805

Physical Possession -Yes

S.No. 7. Tripunithura Branch – Name : 1) **Mr Kishor Shankar**, No.5/25, Vasudevapuram Palace, Maradu, Ernakulam – 682304, Kerala (Borrower) 2) **Mrs Indira**, No.5/25, Vasudevapuram Palace, Maradu, Ernakulam – 682304, Kerala (Guarantor).

Total outstanding is **Rs. 70,28,680.60** (Rupees Seventy Lakhs Twenty Eight Thousands Six Hundred and Eighty & Paise Sixty Only) as on 01.06.2025 with further interest, cost, incidental charges thereon

DETAILS OF MORTGAGE ASSETS

1/3 of Undivided share in all that piece of land having an extent of 5.164 cents (2.09 areas) with residential apartment of plinth area 950 Sq Ft at Sy No.92/12-2, Amrutham Gowri Apartments, Door No.49/1837F, Ground Floor, Ponnekkara-Cheranellor Road, Edapally North, Kochi Corporation, Kanayannur Taluk, Ernakulam District together with car parking with all common areas, Facilities, Privileges and all rights thereon standing in the name of Mr Kishor Shankar with following boundaries as East : Property of George, Joy & Antony, West : Property of Thilakan, South : 2.40 Metre concrete road, North : Thodu.



Reserve Price: **Rs.20,00,000/-** ; EMD: **Rs.2,00,000/-** ; Bid Multiplier : **Rs.25,000/-**

GPS 10.044016666,76.29031499

Physical Possession -Yes

S.No. 8 . Irinjalakuda Branch – Name : 1) M/s Lasya Diamond Jewellery (Rep by Prop Mr Suresh M K) 4/440B, Ponjanam, Kattor, Irinjalakuda, Thrissur – 680702). 2) Mr. Suresh M K (Prop M/s Lasya Diamond Jewellery), S/o Krishnan Mulangadan, Mulangadan House, Poonjanam, Kattor, Irinjalakuda, Thrissur – 680702 (Borrowers) 3) Mrs Pushpa Suresh, W/o Suresh M K, 509, Mulangadan, 9, Ilikkad, Kattor, Grama Panchayath, Irinjalakuda, Thrissur – 680702.

Total outstanding is **Rs. 3,13,92,074.94** (Rupees Three Crores Thirteen Lakhs Ninety Two Thousands and Seventy Four & Paise Ninety Four Only) as on 27.05.2025 with further interest, cost, incidental charges thereon

DETAILS OF MORTGAGE ASSETS

All that Part parcel of Residential vacant land to an extent of 20.55 Ares or 54.11 Cents (50.68 Cents of land and 3.43 cents of way) in Sy No.249/10, Kattur Village, Mukundapuram Taluk, Poonjanam – Irinjalakuda Road, Irinjalakuda, Thrissur District, Kerala standing in the name of Mrs Pushpa Suresh by virtue of sale deed 1472/13 of Kattur SRO with boundaries as North : Property of K Sankaran, South : Property of M Suresh & Edison, East : Panchayath Road & Property of Edison and West : Property of K Sanku.



Reserve Price: **Rs.1,08,00,000/-** ; EMD: **Rs.10,80,000/-** ; Bid Multiplier : **Rs.1,00,000/-**

GPS 10.37850,76.16840

Physical Possession -No

S.No.9 . Tripunithura Branch – Name : 1) **Mr Padmakumar**, S/o Raghavan Unnithan, 10/303, Kunnukara North, Harijan Colony, Kunnukara PO, Paravur Taluk, Ernakulam – 683578 and also residing at 13/151 (15/362), Jyothi Vihar, Maruthorvattom PO, Cherthala, Alappuzha – 688539 (Borrower) and 2) **Mrs Seena Vasudevan**, W/o Padmakumar, 13/151 (15/362), Jyothi Vihar, Maruthorvattom PO, Cherthala, Alappuzha – 688539.(Guarantor).

Total outstanding is **20,79,456.23** (Rupees Twenty Lakhs Seventy Nine Thousands Four Hundred and Fifty Six & Paisa Twenty Three Only) as on 27.05.2025 with further interest, cost, incidental charges thereon

DETAILS OF MORTGAGE ASSETS

All that part and parcel of Residential Land and Building in Sy. No. 496/1A, admeasuring 2.02 Ares in Ward No.2 of Kunnukara Village together with a building thereon of 700 Sq Ft. having Door No. 2/216, Masjid Road, Kunnukara Paravur, Ernakulam standing in the name of Padmakumar by virtue of sale deed 2666/2015 dated 29.06.2015 of Chengamanad SRO with boundaries as North: Property of Kumaran, South: Property of Kumaran, East: Property of Sudakaran, West :Passage.



Reserve Price: **Rs.20,00,000/-** ; EMD: **Rs.2,00,000/-** ; Bid Multiplier : **Rs.25,000/-**

GPS 10.157209,76.293439

Physical Possession -No

S.No.10 . Thrissur Branch – Name : 1) Pradeep V D, S/o Dhamodharan V K, 1/28, Valayil House, Eravu PO, Near TEM School, Thrissur, Kerala – 680506 (Borrower), 2) Mr. Hareesh C S, S/o Sukumaran C V, Kalhara Apartments, Flat No. EF7-2, Block A, Ground Floor, Chirappurat House, KSHB, Ayyanthole, Thrissur, Kerala – 68004 (Guarantor) 3) Mrs Sree Regha W/o Pradeep V D, 44, Kottiyil, Thrissur Kerala – 680000, Also at 1/28, Valayil House, Eravu PO, Near TEM School, Thrissur, Kerala – 680506. (Guarantor)

Total outstanding is **Rs.23,31,258.05/-** (Rupees Twenty Three Lakhs Thirty Thousands Two Hundred and Fifty Eight & Paisa Five Only) as on 03.06.2025 with further interest, cost, incidental charges thereon

DETAILS OF MORTGAGE ASSETS

1.04% Undivided share over common road and park area, 16.67% share over the common area & 8.33% of right over 30.271 Ares of Property out of a total extent of 67.23 Ares situated at Sy No 223/4A (55.44 Ares), 248/5A (2.43 Ares) 248/14-26 (0.42 Ares). 248/14-27 (0.41 Ares), 248/15-28 (8.53 Ares), Arannattukara Village, Ayyanthole, Thrissur Taluk, Thrissur District Kerala together with absolute right over Flat No. BF 11-301 (No. 13/294/5), 2nd Floor, Block A of Ayyanthole (Extension) Housing Accomodation Scheme standing in the name of Mr. Pradeep V D & Mrs. Sree Regha by virtue of Sale Deed No.2261/1/2015 Dated 06.07.2015 of Ayyanthole SRO with boundaries as North : Private Land (Sy No. 1153), South: PWD Road (Sy No 224), East Road (Sy No .223/6), West : Private Land (Sy Nos.248/14, 248/4,249).



Reserve Price: Rs.25,00,000 /-; EMD: 2,50,000/- ; Bid Multiplier : Rs.25,000/-;

GPS 10.31588,76.111572

Physical Possession -No

S.No.11 . Thrissur Branch – Name : 1) **Mr Sathian K D**, S/o Koolath Divakaran, Koolath House, Church Road, Vatanappally PO, Thrissur, Kerala 680614 (Borrower) and 2) **Mrs Saji N K**, W/o Sathian K D, Koolath House, Church Road, Vatanappally PO, Thrissur, Kerala-680614 (Guarantor).

Total outstanding is is **Rs. 23,90,877.40** (Rupees Twenty Three Lakhs Ninety Thousands Eight Hundred and Seventy Seven & Paise Forty Only) as on 23.06.2025 with further interest, cost, incidental charges thereon

DETAILS OF MORTGAGE ASSETS

Mortgaged Asset : All that part and parcel of Residential Land admeasuring 2.02 Ares or 5 cents of land and Bldg (1703 Sq.ft.) in Sy No.713/Part in Karamuck Village, Thrissur Taluk, Thrissur District standing in the name of Mr Sathian K D by virtue of Sale Deed 2082/2015 dt.01.09.2015 of Anthikkad SRO with boundaries as North: Property of M Sarojini, South: Private Road, East: Properties of Mannath Venugopala Menon, West: Properties of Mannath Venugopala Menon.



Reserve Price: **Rs.40,00,000/-** ; EMD: **Rs.4,00,000/-** ; Bid Multiplier : **Rs.50,000/-**

GPS 10.4782,76.0949

Physical Possession -No



S.No.12. Thrissur Branch – Name : the 1)M/s Sathya Metals (Rep by its Prop. Mr Sathian K D), 7/475, Koolath House, Church Road, Vatanappally PO, Thrissur, Kerala-680614 (Borrower), 2) Sathian K D, (Prop. M/s Sathya Metals), S/o Koolath Divakaran, Koolath House, Church Road, Vatanappally P O, Thrissur, Kerala-680614 (Borrower) and 3) Saji N K, W/o Sathian K D, Koolath House, Church Road, Vatanappally PO, Thrissur, Kerala-680614 (Guarantor).

Total outstanding is is **Rs. 66,24,962.58** (Rupees Sixty Six Lakhs Twenty Four Thousands Nine Hundred and Sixty Two & Paisa Fifty Eighty Only) as on 31.05.2025 with further interest, cost, incidental charges thereon

DETAILS OF MORTGAGE ASSETS

Mortgaged Asset : Item No.1: All that part and parcel of Residential Land admeasuring 1.31 Ares situated at Sy No.299/14 at Vadanappilly Village, Chavakkad Taluk, Thrissur District along with a Building having an area of 950 Sq Ft. and also having the Door No.752 standing in the name of Mr Sathian K D by virtue of Sale Deed 1400/1999 dt.15.08.1999 of Vadanappilly SRO with boundaries as North: Passage South: Property of P Thomas East: Panchayat Road West: Properties of Ravi and Jose.

Item No.2: All that part and parcel of Land admeasuring 0.60 Ares situated at Sy No.299/9 at Vadanappilly Village, Chavakkad Taluk, Thrissur District along with an Industrial Shed having an area of 500 Sq Ft. and also having the Door No.10/752 at East Tippu Sulthan Road, Vatanappilly, Thrissur standing in the name of Mrs Saji N K by virtue of Sale Deed 1780/12 dt.06.09.2012 of Vadanappilly SRO with boundaries as North: Property of Krishnan South: Property of Thomas East: Property of Sathian with right side of passage for Saji West: Property of Jose.



Reserve Price: **Rs.19,00,000/-** ; EMD: **Rs.1,90,000/-** ; Bid Multiplier : **Rs.50,000/-**

GPS 10.47195897,76.08563044

Physical Possession -No

S.No.13 . Irinjalakuda Branch - Name : 1) M/s MODERN INDUSTRIES – Partnership Firm [Rep by Managing partner : Mr. Hussain N M 9/424 Maramkulam Road, Padiyur, Thrissur –680668. 2)M/s QUALITY AGENCIES [Rep by Prop : Mrs. Haseena K A],VIII/431 (Old), X/28 (New), Maramkulam Road, Padiyur, Thrissur – 680668.2) M/s TODAYS DAIRY FARM – Partnership Firm, X/29 Maramkulam Road, Padiyur, Thrissur –680668.

Proprietor/ Partner / Guarantor / Legal Heirs:

4)Mrs. Haseena K A, W/o Hussain N M, Nambipunnilath House, Padiyur, Thrissur – 680668 ,also at 9/424, Maramkulam Road, Padiyur, Thrissur – 680668 5)Mr. Hussain N M, Nambipunnilath House, Padiyur, Thrissur – 680668 ,also at /424,Maramkulam Road, Padiyur, Thrissur –680668. 6) Mrs. Linza W/o Late Abdul Jabbar, (Legal heir of guarantor Late Abdul Jabbar K A). Kattakath Mulangat, Santhipuram, Puthumanaparambu, Pathazhakad, Ala, Thrissur – 680668. 7)Mr. Mohammed Basith, (Legal heir of guarantor Late Abdul Jabbar K A),S/o Late Abdul Jabbar K A, Kattakath Mulangat, Santhipuram, Puthumanaparambu, Pathazhakad, Ala, Thrissur – 680668. 8)Ms. Fathimath Bismi, (Rep by Mother Ms.Linza) , D/o Late Abdul Jabbar K A, Kattakath Mulangat, Santhipuram, Puthumanaparambu, Pathazhakad, Ala, Thrissur – 680668 (Legal heir of guarantor Late Abdul Jabbar K A)

Total outstanding is **Rs. 16,82,45,398.64/-** (Rupees Sixteen Crores Eighty Two Lakhs Forty Five Thousands and Three Hundred and Ninety Eight & Paisa Sixty Four Only) as on 31.05.2025 (M/s MODERN INDUSTRIES – 7,74,69,397.54 ; M/s QUALITY AGENCIES – 7,42,33,817.30 ; M/s TODAYS DAIRY FARM – 1,65,42,183.80) with further interest, cost, incidental charges thereon

DETAILS OF MORTGAGE ASSETS

The Physical Possession of the Property with the Bank

Property No:1

All that part and parcel of land admeasuring 16.06 Ares along with a truss building having an area of 15000 Sq Ft. in Sy No. 224/4 (4.88 Ares), 333/2 (1.06 Ares) & 333/3 (10.12 Ares) of Padiyur Village, Mukundapuram Taluk, Thrissur standing in the name of Mrs. Haseena KA by virtue of sale deed 122/07 dated 11.01.2007 of Vadakkumkara SRO

Bounded by : North: Panchayath Road and property set apart to Madrasa, South: Property of Kunhi Beevathu and Unnikrishnan, East: Property set apart for Madrasa, West: Property of Hussain and Thajudeen



Reserve Price: Rs.72,00,000/-; EMD:Rs.7,20,000/- ; Bid Multiplier : Rs.50,000/-;

GPS 10.31376,7617639

Physical Possession -Yes

Property No:2

Item Non 1: All that part and parcel of land admeasuring 8.50 Ares along with a Residential Building in Sy No. 222/1 (2.02 Ares) & 224/3 (6.48 Ares) of Padiyur Village, Mukundapuram Taluk, Thrissur District standing in the name of Mrs. Haseena KA by virtue of Sale Deed 734/2011 dated 18.03.2011 of Vadakkumkara SRO

Bounded by :North: Property of Yusuf and Saidu Mohammad, South: Property of Hussain, East: Panchayath Road, West: Property of Saidu Mohammed

Item No: 2 All that part and parcel of land admeasuring 8.50 Ares along with a Residential Building in Sy No. 222/1 (2.02 Ares) & 224/3 (6.48 Ares) of Padiyur Village, Mukundapuram Taluk, Thrissur District standing in the name of Mr. Hussain N M by virtue of Sale Deed 733/2011 dated 18.03.2011 of Vadakkumkara SRO

Bounded by: North: Property of Haseena, South: Property of Saidu Mohammed and Venu East: Panchayath Road, West: Property of Saidu Mohammed



Reserve Price for both properties No 2 & 3: Rs.1,30,00,000/-; EMD:13,00,000/- ; Bid Multiplier : Rs.1,00,000/-;

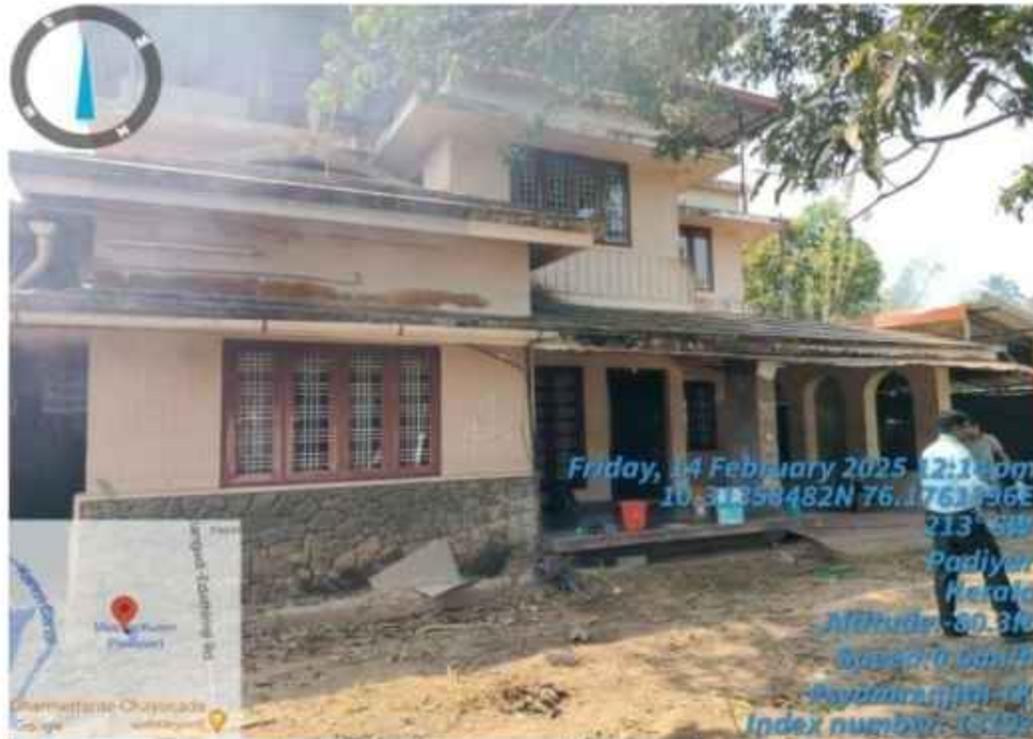
GPS 10.31360,76.17560

Physical Possession -Yes

Property No:3

All that part and parcel of land admeasuring 12.82 Ares along with a Residential Building in Sy No. 224/4 (9.58 Ares) & 333/2 (3.24 Ares) of Padiyur Village, Mukundapuram Taluk, Thrissur District standing in the name of Mr. Hussain N M by virtue of Sale Deed 1479/95 dated 25.05.1995 of Vadakkumkara SRO

Bounded by : North: Panchayath Road, South:Property of Aaminumma, East: Property of Aaminumma, West: Property of Aaminumma



Reserve Price: Rs.1,20,00,000/-; EMD:12,00,000/- ; Bid Multiplier : Rs.1,00,000/-;

GPS 10.31370,76.17600

Physical Possession -Yes

Property No:4

All that part and parcel of land admeasuring 39.45 Ares made up of 8.90 Ares in Sy No.

182/1A3, 13.96 Ares in Sy No. 187/6, 1.21 Ares in Sy No. 182/1B & 15.38 Ares in Sy No. 182/3 in Sreenarayanapuram Village (formerly Panangad Village), Kodungallur Taluk, Thrissur District standing in the name of Mr. Abdul Jabbar by virtue of Partition Deed 3148/97 dated

07.11.1997 of Mathilakom SRO

Bounded by : North: Property of P Chandran, South: Property of Ragini and Nedumparambil Sidharthan, East: Property of Hydrose, West: Property of Ravi and Ali Kuttikkattil



Reserve Price: Rs.98,00,000/-; EMD:9,80,000/- ; Bid Multiplier : Rs.50,000/-;

GPS 10.25835,76.37133

Physical Possession -Yes

S.No.14. Thrissur Branch – Name : 1) Mrs Jeevamol P K (Guarantor & Legal Heir of the borrower Late Sathyadas A S), D/o Krishnan Kutty, W/o Late Sathyadas A S, 7/122, Akkaloickal, Karamala, Poovakulam, Kottayam, Kerala- 686 662. 2) Mrs Vilasini (Legal Heir of borrower Late Sathyadas A S), W/o Sasi, 214 (5/177), Akkalolickal House, 7, Veliyannor Panchayat, Kottayam Dist – 686 662. 3) Master Aadith A S Represented by mother Jeevamol P K (Legal Heir of Late Sathyadas A S), S/o Late Sathyadas A S, 214 (5/177) Akkalolickal House, 7 Veliyannor Panchayat, Kottayam Dist – 686 662. 4) Ms Akshita A S Represented by mother Jeevamol P K (Legal Heir of Late Sathyadas A S), D/o Late Sathyadas A S, 214 (5/177), Akkalolickal House, 7 Veliyannor Panchayat, Kottayam Dist – 686 662

Total outstanding **Rs. 38,04,464.39** (Rupees Thirty Eight Lakhs Four Thousands Four Hundred and Sixty Four & Paisa Thirty Nine Only) as on 05.06.2025 with further interest, cost, incidental charges thereon

DETAILS OF MORTGAGE ASSETS

All that Piece and parcel of Residential Land to and extend of 1.21 Ares (3.00 Cents) Together with Residential Building of 1144 Sq Ft at Door No.7/269B, Ward No.7, Harijan colony, Near Bhavans School, Nadama Village, Kanayanoor Taluk, Eroor west, Error Po, Tripunithura, Kerala-682306 (Sy.No.515/2) by virtue of Sale Deed No. 672/1/15, registered in Tripunithura SRO With boundaries as West: Property of Rajan & Passage, North : Property of Rajan, East: Property of Indhu, South : River.



Reserve Price: **Rs.22,00,000/-** ; EMD: **Rs.2,20,000/-** ; Bid Multiplier : **Rs.25,000/-**

GPS 9.96146333333,76327816666

Physical Possession -No

S.No.15p . Thrissur Branch – Name : 1) Mr Raju C K, S/o Kumaran, Chanassery House, Kannamkulangara, Koorkenchery PO, Thrissur, Kerala – 680007 (Borrower).
2) Mrs Smitha Raju, W/o Raju C K, Chanassery House, Kannamkulangara, Koorkenchery PO, Thrissur, Kerala – 680007 (Borrower).

Total outstanding is **Rs. 22,02,297.53/- (Rupees Twenty Two Lakhs Two Thousands Two Hundred and Ninety Seven & Paisa Fifty Three Only)** as on **08.06.2025** with further interest, cost, incidental charges thereon

DETAILS OF MORTGAGE ASSETS

Mortgaged Asset : 1/120 undivided and inseperable share out of 17.94 Ares of land in Re Sy No.174/5 Part of Iringapram Village Chavakkad Taluk together with absolute rights over an Apartment having a plinth area of 780 Sq. Ft. bearing the No. 9 in First Floor of Top Guruvayurappan Apartments, East Nada, Guruvayur, Thrissur standing in the name of Mr. Raju C K by virtue of Sale Deed 1628/2016 dated 08.12.2016 of Kottapadi SRO with boundaries as North: Property of Girija, South: Property of Cheerakuzhy Family, East: Mucipal Road & Property of Salim Associates, West: Property of Kamarudin.



GPS 10.59779,76.04805

Physical Possession -No

Reserve Price: Rs.24,00,000/-; EMD: 2,40,000/- ; Bid Multiplier : Rs.25,000/-;

Asset Recovery Branch Head Contact No : **81109 96655** & Recovery Officer Contact No : **80987 34815**

GENERAL:

Date & Time of e-auction	The E-Auction will take place through portal https://assets.matexauctions.com on 18.07.2025 between 16.00 to 17.00 hours with unlimited extensions of 05 minutes each till sale is concluded.
Inspection of property	On any Bank working day between 01.07.2025 to 17.07.2025 with prior appointment
Last date for submitting Tenders	17.07.2025 by 17.00 hours
EMD by RTGS	A/c No :- 1101351000000973 Name of A/c :- BID COLLECTION A/C OF SARFAESI E-auction proceeds – (Name of the Account) IFSC code :- KVBL0001101

Prior Encumbrance – NIL (Brought to the knowledge of bank).

For detailed terms and conditions of the sale, please refer to the link provided in our Bank's/ Secured Creditor's website i.e www.kvb.co.in/property Under Auction and also at the service provider of the Bank for E-auction i.e., <https://assets.matexauctions.com> to the above mentioned account and get user ID and Password free of cost and get training E-Auction from Mr Vijay Kumar, e-mail: solutions@matexnet.com

Please note the successful purchaser would bear all the charges / fees payable for conveyance such as stamp duty, registration fee, applicable GST (Goods and Service Tax) and all other pending taxes etc, as applicable as per law of Government of India and state of Kerala and other Authorities.

Statutory 15 days' Notice under Rule 9(1) of the SARFAESI Act, 2002 : The borrower/s and guarantor/s are hereby notified to pay the dues as mentioned above along with up to date interest and ancillary expenses before the date of e-Auction, failing which the Schedule property will be auctioned/sold and balance dues, if any, will be recovered with interest and cost.

For THE KARUR VYSYA BANK Ltd.

Place: Coimbatore
Date : 25.06.2025

AUTHORIZED OFFICER