



The Trichur Urban Co-operative Bank Ltd. No. 87

Head Office : Mission Quarters, Thrissur -1.
HO-0487-2429245. E-mail : recovery@tucb.in

NOTICE FOR SALE GENERAL CONDITIONS

The sale of properties mentioned in the sale notices detailed below will be carried out from 11 AM onwards of 12-08-2026 at the Head Office of the Bank as per the provisions of SARFAESI ACT 2002 by accepting quotations. The quotations shall be submitted along with 5% earnest money deposit prior to the sale. Those who submit quotations shall produce their Identity proof. Quotations below the Reserve Price would not be accepted. The sale will be confirmed in the name of the person who quotes the highest amount, and he shall remit 25% of the amount quoted at least within next working day and if he fails to do so the earnest money deposit will be forfeited. The balance 75% of the amount shall be paid with in 15 days from the date of confirmation of the Board of Directors and in case he fails to do so the 25% of the amount already remitted will be forfeited. Bank reserves the right to reject quotations and adjourn the sale without assigning any reason. So further details contact the Head Office of the Bank.

(UNDER SECTION 13 OF THE SARFAESI ACT R/W RULE 8 (5)(a) & 9 OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002)

Ref. No:- CKU LTHL 159. To, 1) Mrs.Baby K, W/o Raju, Kunduvaravalappil House, NGO Quarters, G-1A, Ayyanthole P.O, Thrissur-680 003. 2) Mr. Prasanth, S/o Raju, Kunduvaravalappil House, NGO Quarters, G-1A, Ayyanthole P.O, Thrissur-680 003.

Sir,

Subject: Non Payment of the loan dues- Realization – Notice for sale of the immovable property detailed below-Reg:-

Reference: (1) Demand Notice under section 13(2) of SARFAESI ACT-2002 Dated 21.03.2022

(2) Possession Notice under section 13(4) of SARFAESI ACT-2002 Dated 23.06.2022

I the Authorised Officer of The Trichur Urban Co-Operative Bank Limited issue to you this notice for sale of the immovable property detailed below as Schedule A since you did not repay the loan outstanding despite the issuance of the notices under reference 1,2

1) PARTICULARS OF THE SECURED DEBT :- LOAN NO: LTHL 159, BRANCH: CHEMBUKAVU Secured Debt(Amount Realisable) as on 07-07-2026 Rs34,39,714/- (Rupees Thirty Four Lakh Thirty Nine Thousand Seven Hundred and Fourteen only)

2) VALUATION OF THE PROPERTY :- Value of the property as per the Approved Valuer: Rs.9,34,000/- (Rupees Nine Lakh Thirty Four Thousand only)

3) RESERVE PRICE :- Rs.9,34,000/- Reserve Price of the property is fixed at : Rs.9,34,000/- (Rupees Nine Lakh Thirty Four Thousand only) in consultation with the secured creditor.

You are hereby put intimated that the Scheduled property will be put for sale on 12.08.2026 at 11 A.M at the Head Office of the Bank by way of obtaining quotations from the persons interested in buying the assets contemplated in Rule 8 (5)(a) & 9 of the SECURITY INTEREST (ENFORCEMENT) RULES, 2002)

DESCRIPTION OF THE IMMOVABLE PROPERTY:- District-Thrissur, Sub District-Ayyanthole, Village-Manakody, Sy. No.-459/1P, Extent- 1.21 Ares. Description:- All the part and parcel of the property of the above said land & building rights etc therein. Boundaries:- East-Road, Property of Payyappattu Velukutty, North-Property of Elaveetil Vasu, West-Property of Payyappattu Velukutty, South-Property of Parapurath Damodharan

Place : Thrissur. Date : 07/07/2026.

Authorised Officer