

[Rule-8(6)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation & Reconstruction of the Financial Assets and Enforcement of Security Interest Act 2002 (SARFAESI) read with proviso 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 symbolic 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" and " Whatever there is" on **29.06.2026**, for recovery of **Cash Credit Rs. 1,60,28,429.28 ,Packing Credit Rs.164689713/- Total Rs. 180718142.28** as on 31.05.2026 inclusive of interest upto 31.05.2026 plus further interest and other incidental charges thereafter due to UCO Bank, due to UCO Bank, the Secured Creditor from Mr.Krishnankutty Nair(Borrower)and Mrs.Bindu.S.R(Guarantor and Co Applicant). The reserve price of 7 properties will be,

Names of the Borrowers& guarantors with the address	Date of Demand Notice	Date of Possession	Recoverable Amount
Borrower: M/s Sai Lekshmi Foods Proprietor Mr.Krishnankutty EKP VIII-917A,Muttom. Chittumala, East Kallada P.O, Kollam-691502 Guaranators and Co-Applicant: Mr.Krishnankutty & Mrs.Bindhu.S.R, ANRG 16, Vallunni, Sreekaryam P.O, Trivandrum Mrs.Bindhu.S.R, Building No:KP/5/915, Karakonam P.O, Trivandrum-695132	04.03.2020	18.05.2022	Cash Credit Rs. 1,60,28,429.28 ,Packing Credit Rs.164689713/- Total Rs. 180718142.28 as on 31.05.2026 inclusive of interest upto 31.05.2026 plus further interest and other incidental charges thereafter

Note: Notice under section 13(2) of SARFAESI Act,2002 issued on 04.03.2020 for Rs.8,32,03,439.96 as on 04.03.2020 inclusive of interest upto 04.03.2020.

Description of Properties	Reserve Price in Rs. Lakhs	Earnest Money inRs. Lakhs

1. All that Part and Parcel of Land measuring 5.26 ares of Land in Re.Survey No:145/8-8 in block no.40 of Kunnathukul village in the name of Mr.Krishnankutty Nair comprised in sale deed No.873/96 of Kunnathukul SRO, NeyyattinkaraTaluk,Thiruvananthapuramdistict, bounded by On North by : Property of Krishanankutty Nair On East by : Pathway On South by : Road On West by : Property of Haridasan Nair	57.00	5.70
2. All that Part and Parcel of Land measuring 11.80 ares of Land in Re.Survey No:154/1 & 154/2 in block no.40 of Kunnathukul village in the name of Mr.Krishnankutty Nair comprised in sale deed No.513/10 of Kunnathukul SRO, NeyyattinkaraTaluk,Thiruvananthapuramdistict, bounded by On North by : Property of Shiju ,Syamalakumari On East by : Property of Palayyal,Syamalakumari,Sathish On South by : Property of ManikandanNair,Sathish On West by : road	39.00	3.90
3. All that Part and Parcel of Land measuring 2.42 ares of Land in Re.Survey No:75/28-2 in block no.23 of Neyyattinkara village in the name of Mr.Krishnankutty comprised in sale deed No.462/08 of Neyyattinkara SRO, NeyyattinkaraTaluk,Thiruvananthapuramdistict, bounded by On North by : pathway On East by : Property of Sasikumaran Nair On South by : Pathway On West by : road	20.00	2.00
4. All that Part and Parcel of Land measuring 40.00 cents of Land in Re.Survey No:101/3 in block no.23 of Palukal village in the name of Mr.Krishnankutty comprised in sale deed No.619/14 of Palukal SRO, VilavancoduTaluk,Kanyakumaridistrict, bounded by On North by : Property of Thankaraj On East by : Property of Sasikumaran Nair On South by : Property of Nelson On West by : Property of Dharmaraj	75.60	7.60
5.All that Part and Parcel of Land measuring 2.83 ares of Land in Re.Survey No:145/8-7 in block no.40 of Kunnathukul village in the name of Mr.Krishnankutty Nair comprised in sale deed No.874/96 of Kunnathukul SRO, NeyyattinkaraTaluk,thiruvananthapuramdistict, bounded by On North by : Property of radhakrishnan Nair On East by : Road On South by : Property of Krishnankutty Nair On West by : Property of Harirajan Nair	24.00	2.40
6.All that Part and Parcel of Land measuring 12.14 ares of Land in Re.Survey No:156/8-1-1 in block no.43 of Chengal village in the name of Mr.Krishnankutty comprised in sale deed No.598/09 of Amaravila SRO,	68.00	6.80

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UCO BANK

(A Govt of India undertaking)

KOLLAM Branch

Neyyattinkara Taluk, Thiruvananthapuram district, bounded by		
On North by	: Property of Sanu, Sasikumarana Nair, Radhambika	
On East by	: Property of Sindhu	
On South by	: Property of Sindhu	
On West by	: Property of Bindhu	
7. All that Part and Parcel of Land measuring 48.97 ares of Land in Re. Survey No: 161/16-1 & 161/2-3 in block no: 43 of Chengal village in the name of Mrs. Bindhu comprised in partition deed No. 413/00 of Amaravila SRO, Neyyattinkara Taluk, Thiruvananthapuram district, bounded by	206.50	20.65
On North by	: Property of Sundharan	
On East by	: Road	
On South by	: Property of Ramesannair & Sukumaran Nair	
On West by	: Pulloorkulam	
8. All that Part and Parcel of Land measuring 32.25 cents of Land in Re. Survey No: 46/12 of Keezhmidalam village in the name of Mr. Krishnankutty comprised in sale deed No. 2013/11 of Karungal SRO, Vilavancode Taluk, Kanyakumari district, bounded by	66.00	6.60
On North by	: Road	
On East by	: Property of Arumugham and Nadar	
On South by	: Property of Arunachalam	
On West by	: Property of Rajamany	
9. All that Part and Parcel of Land measuring 40.55 ares of Land in Re. Survey No: 354/15 in block no. 7 of East Kallada village in the name of Mrs. S.R. Bindhu comprised in sale deed No. 1984/10 of Ezhukone SRO, Kottarakkara Taluk, Kollam district, bounded by	154.00	15.40
On North by	: Property of Kuttappan & road	
On East by	: Property of Thomas & Girija Vijayan	
On South by	: Property of Vijayan	
On West by	: Panchayat well & road	
10. All that Part and Parcel of Land and cashew factory measuring 24.28 Ares (60.00 cents) in Re. sy no 156/2, 156/4, 156/5 in the name of Mr. Krishnankutty comprised in Sale deed No. 1918/01 at Churulacode village Kalkulam Taluk, Kanyakumari District Tamilnadu	51.00	5.10

DATE & TIME OF e-AUCTION SALE

29TH June 2026 between 11:00 AM to 05:00 PM

(Incremental value of Rs. 0.25 lacs with unlimited auto extensions of 10 minutes each, if required)

Last Date of Submission of Tender : 28TH June 2026

Terms and condition:

1. The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002. Detailed terms and conditions of the sale is available/published in the following websites/web portal:

I) <https://baanknet.com>II) <https://uco.bank.in>

2. The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and

Khaise Building, Beach Road, Kollam 691001

Ph: 0474-2742915, 2746301, 2762184 Fax: 2741885 Swift: UCBAINBB312 IFSC: UCBA00000071

"WHATEVER THERE IS BASIS"

3. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation.

4. The Sale will be done by the undersigned through e-auction platform provided at the Website <https://baanknet.com> on 29-06-2026 and starts at 11.00 AM.

5. It is open to the Bank to appoint a representative and to make self-bid and participate in the auction.

Date : 08-06-2026

Place : Kollam

Chief Manager and Authorized Officer
UCO Bank (Secured Creditor)

OTHER TERMS AND CONDITIONS OF E-AUCTION SALE

The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions.

1. The auction sale will be "online through e-auction" portal <https://baanknet.com>

2. The intending Bidders/ Purchasers are requested to register on portal (<https://baanknet.com>) using their mobile number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-Auction service provider (may take 2 working days), the intending Bidders/ Purchasers have to transfer the EMD amount using online mode in his Global EMD Wallet by 28-06-2026 or before the e-Auction Date and time in the portal. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction.

3. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through 3 modes: i.e. NEFT/ Cash/ Transfer (After generation of challan from (<https://baanknet.com>) in bidders Global EMD Wallet. NEFT transfer can be done from any Scheduled Commercial Bank, however for Cash/ Transfer the bidder has to visit UCO Bank Branch. Payment of EMD by any other mode such as Cheques will not be accepted. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest.

4. Platform (<https://baanknet.com>) for e-Auction will be provided by e Auction service provider M/s PSB Alliance Pvt. Ltd having its registered office at Unit-1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai - 400 037 (Email: psba@psballiance.com). The intending Bidders/ Purchasers are required to participate in the e-Auction process at e-auction service provider's website <https://baanknet.com>. This Service Provider will also provide online demonstration/ training on e-Auction on the portal.

5. The Sale Notice containing the General Terms and Conditions of sale is available / published in the following websites/web page portal: <https://baanknet.com>

6. The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction from portal (<https://baanknet.com>).

7. Bidder's Global Wallet should have sufficient balance ($\geq$ EMD amount) at the time of bidding.

8. During the e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and the minimum increase in the bid amount must be as mentioned above to the last higher bid of the bidders. Ten (10) minutes time will be allowed to bidders to quote