ITU Bank **IRINJALAKUDA TOWN CO-OPERATIVE BANK LTD. No. 55**
HEAD OFFICE : TANA SOUTH, IRINJALAKUDA. PIN-680121, Phone: 0480-2827279, 2822889

AUCTION SALE NOTICE : (Auction Sale Notice for Immovable Properties under Section 13, Rules 8(5), 8(6) & 9 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002).

Ref No.: SEC/101/8-2026/ BCC 101173 S . Borrowers / Guarantors: 1. Josimar V.J S/o Johnson, Vattakuzhy House, Poochinnippadam, Vallachira, 680562. 2. As the legal heirs of Deceased Johnson V.T S/o Thomakutty, Vattakuzhy House, Poochinnippadam, Vallachira, 680562. a) Baby Johnson, W/o Johnson,Vattakuzhy House,Poochinnippadam, Vallachira, 680562. b) Josimar V.J S/o Johnson, Vattakuzhy House, Poochinnippadam, Vallachira, 680562. c) Linekar V.J S/o Johnson, Vattakuzhy House, Poochinnippadam, Vallachira, 680562. 3.As the legal heirs of Deceased Johny V.T S/o Thomakutty, Vattakuzhy House, Poochinnippadam, Vallachira, 680562. a) Mercy Johny,W/o Johny, Vattakuzhy House, Poochinnippadam, Vallachira, 680562. b) Deepak John V, S/o Johny,Vattakuzhy House Poochinnippadam, Vallachira, 680562. c) Soniya V J, D/o Johny,Vattakuzhy House Poochinnippadam, Vallachira, 680562. 4. Baby Johnson W/o Johnson, Vattakuzhy House, Poochinnippadam, Vallachira, 680562. 5. Linekar V.J S/o Johnson, Vattakuzhy House, Poochinnippadam, Vallachira, 680562. Sir/Madam, **Subject: Regarding Non-Performing Asset (NPA) Loan Account – SARFAESI Recovery Proceedings - Notice For Sale of Mortgaged Properties** Reference : 1. Demand Notice issued under Section 13(2) dated 03.07.2024. 2. Possession Notice issued under Section 13(4) dated 16.10.2024. 3. Sale Notices dated 23.12.2024, 02.06.2026, 03.09.2026 Notice is hereby given to the public in general and to the Borrowers/Guarantors in particular that despite receiving the notices referenced in 1, 2, and 3 above, the loan account has not been cleared in full. Therefore, the physically possessed mortgaged properties listed below, mortgaged under loan account BCC 101173 of the Main branch, will be sold on an "As is where is", "As is what is", and "Whatever there is" basis. **Description of Mortgaged Property 1 (Schedule 1) :** District : Palakkad. Sub- District : Vadakkumchery. Village : Kizhakkumchery. Survey No. : 102/13. Re-Survey No. : -. Extent : 121.41- Ares. Description : All the part & parcel of the property of the above said land, building, improvements, and rights thereon. **Boundaries:-** •East: Property belonging to Devasya, Benny, and George • North: Property belonging to Johny. • West: Property belonging to Joskutty and George • South: Property belonging to Benny. **Description of Mortgaged Property 2 (Schedule 2) :** District : Palakkad. Sub- District : Vadakkumchery. Village : Kizhakkumchery. Survey No. : 102/15. Re-Survey No. : -. Extent : 35.20- Ares. Description : All the part & parcel of the property of the above said land, building, improvements, and rights thereon. **Boundaries:-** • East: Property belonging to George • North: Property belonging to Johny • West: PWD Road • South: Property belonging to Johny. **1. Reserve Price of Mortgaged Properties (Schedule 1 & 2):Rs.57,00,000/- 2. Earnest Money Deposit (EMD) for Properties (Schedule 1 & 2):Rs. 5,70,000/- 3. Known Encumbrances on Mortgaged Properties (Schedule 1 & 2) from 01/01/2006 to 07/05/2026: Nil . Description of Mortgaged Property 3 (Schedule 3) :** District : Thrissur. Sub- District : Vadakkumkara. Village : Kottanellur. Survey No. : 340/1, 341/1. Re-Survey No. : -. Extent : 51.88 - 1.42- Ares. Description : All the part & parcel of the property of the above said land, improvements, and rights thereon. **Boundaries:-** • East: Property belonging to KakkaraSugathan. • North: Private Way. •West:Panchayat Road • South: Property belonging to Panthallookaran Poulose. **1. Reserve Price of Mortgaged Property (Schedule 3):Rs. 1,25,00,000/- 2. Earnest Money Deposit (EMD) for Property (Schedule 3):Rs. 12,50,000/- 3. Known Encumbrances on Mortgaged Property (Schedule 3) from 01/01/2006 to 07/05/2026: Nil. Description of Mortgaged Property 4 (Schedule 4) :** District : Thrissur. Sub- District : Thrissur. Village : Chembookkavu. Survey No. : 974/1, 962/2, 974/1, 973/P, 972/1P. Re-Survey No. : -. Extent : 3.43 Ares, 2.83 Ares, 1.61 Ares, 0.32 Ares, 0.10 Ares. Description : All the part & parcel of the property of the above said land, improvements, and rights thereon. **Boundaries:-** • East: Property belonging to Mookkan Family • North: Property belonging to Chittilappilly Family • West: Road • South : Road. **1. Reserve Price of Mortgaged Property (Schedule 4):Rs. 3,50,00,000/-. 2. Earnest Money Deposit (EMD) for Property (Schedule 4):Rs. 35,00,000/-. 3. Known Encumbrances on Mortgaged Property (Schedule 4) from 01/01/2006 to 04/04/2026: Nil. Reserve Price & EMD Details : Property Schedule : Reserve Price. Mortgaged Property I & II : Rs. 57,00,000/-. EMD : Rs. 5,70,000/-. Mortgaged Property III : Rs. 1,25,00,000/-. EMD : Rs. 12,50,000/-. Mortgaged Property IV : Rs. 3,50,00,000/- . EMD : Rs. 35,00,000/- . Total Reserve Price : Rs. 5,32,00,000/- EMD Rs. 53,20,000/-. Details of Debt : • Secured Debt: Amount due under Main Branch Loan Account No. BCC 101173: Rs.7,79,65,256 as on 31.10.2026 (plus further interest and other costs thereon till date).**

Auction Terms: • EMD Payment Deadline: The EMD amount must be deposited before 11:00 AM on **20.11.2026. • Bid Increments:** Incremental bids shall be made in multiples of **Rs. 10,000/- (Rupees Ten Thousand only). • Property Inspection & Details:** For further details regarding property inspection and sale, please contact the Head Office during bank working hours. Detailed terms and conditions of the property auction are also available on the bank's **website:www.itubank.com.**

You are hereby informed through this notice that the property sale will be conducted under the terms mentioned above at 11:00 AM at the Head Office of the Bank on Friday 20.11.2026

03.11.2026
Irinjalakuda

Assistant General Manager (Authorised Officer)
Irinjalakuda Town Co-Operative Bank