

IN THE COURT OF THE SUBORDINATE JUDGE OF VATAKARA

Present: Sri. Joji Thomas, Sub Judge,
Monday, the 18th day of August, 2025

EP. 68/2024 in ARC 1249/18

Between:

Mantharathur Co-Operative Rural Bank-
Ltd.No. F-1226, A Co operative Rural Bank,
having its Head Office at Pathiyarakkara,
Palayad Amsom, Pathiyarakkara Desom,
Pathiyarakkara Post, Vadakara Taluk,
Kozhikode District, Kerala State -
through Its Secretary.

} Petitioner

And:

1. Mariyam,
D/o Ibrahim Haji, 57 Years,
Residing at 'Othayoth' Memunda Amsom,
Keezhal Desom, Keezhal Post, Vatakara Taluk.
Kozhikode District, Kerala State.
2. Shameem,
S/o Ibrahim Haji, 44 Years,
Residing at 'Othayoth' Memunda Amsom,
Keezhal Desom, Keezhal Post, Vatakara Taluk.
Kozhikode District, Kerala State.
3. Hafsath,
D/o Ibrahim Haji, 33 Years,
Residing at 'Othayoth' ,
Memunda Amsom, Keezhal Desom,
Keezhal Post, Vatakara Taluk,
Kozhikode District, Kerala State.
4. Rasiya,
D/o Ibrahim Haji, 46 Years,
Residing at 'Othayoth' Memunda Amsom,
Keezhal Desom, Keezhal Post, Vatakara Taluk,
Kozhikode District, Kerala State.

} Respondents

5. Subaida,
D/o Ibrahim Haji, 56 Years,
Residing at 'Othayoth' Memunda Amsom,
Keezhal Desom, Keezhal Post, Vatakara Taluk,
Kozhikode District, Kerala State.
6. Bushara,
W/o Yahiya, 44 Years,
Residing at 'Othayoth Meethal',
Memunda Amsom, Keezhal Desom,
Keezhal Post, Vatakara Taluk,
Kozhikode District, Kerala State
7. Busthana,
D/o Yahiya, 23 Years,
Residing at 'Othayoth Meethal',
Memunda Amsom, Keezhal Desom.
Keezhal Post, Vatakara Taluk,
Kozhikode District, Kerala State.
8. Farsana,
D/o Yahiya, 22 Years,
Residing at 'Othayoth Meethal',
Memunda Amsom, Keezhal Desom,
Keezhal Post, Vatakara Taluk,
Kozhikode District, Kerala State.
9. Muhammed Yasin,
S/o Yahiya, 18 Years,
Residing at 'Othayoth Meethal',
Memunda Amsom, Keezhal Desom,
Keezhal Post, Vatakara Taluk,
Kozhikode District, Kerala State.
10. Lubina
D/o Yahiya, 17 Years,
Residing at 'Othayoth Meethal',
Memunda Amsom, Keezhal Desom,
Keezhal Post, Vatakara Taluk
Kozhikode District, Kerala State.

Respondents.

This petition coming on the 11th day of August, 2025 for final hearing before me in the presence of Sri. P. Anoop, Advocate for Petitioner and no appearance have been made by the Respondents, the Court delivered the following:

ORDER

Heard both sides on draft of proclamation of sale. The total decree debt is Rs. 24,27,144/-. The extent of property mentioned in draft proclamation of sale is 10.4 ares in resurvey No.12/7 (old survey 5/3) of Maniyur Village. The market value of entire extent of property is shown to be Rs. 20,00,000/-. The value of the building is shown to be Rs. 7,99,932/-. In fact, it is the value of the building assessed by registered Engineer. As per fair value of land published by Government of Kerala, value of property in survey No.12/7 of Maniyur Village is Rs.71,729/- per Are. If the market value of the said property is calculated on the basis of fair value of land fixed by Government of Kerala, it is only Rs.7,45,981/-. Hence, the market value of Rs.20,00,000/- for land seems to be adequate. An amount of Rs.7,99,932/- is shown as market value of the said building which is assessed by the expert engineer. In fact, Rs.27,99,932/- is shown as market value of the property including building. The respondents though was served with notice, they failed to file any objection to the draft of sale proclamation. Hence, Rs.27,99,932/- is fixed as the upset price. This draft sale

proclamation is also approved. Proclaim and sell on 16/09/2025 and report the sale on 17/09/2025.

(Dictated to the Confidential Assistant, transcribed and typed by her, corrected by me and pronounced in the open Court on this the 18th day of August, 2025).

Sd/-
SUB-JUDGE,
VATAKARA

Witnesses and Exhibits marked on either side : NIL

Sd/-
SUB-JUDGE,
VATAKARA

Fair/Copy of Order in
EP 68/24 in ARC.1249/18
dated 18/08/2025