



CITY UNION BANK LIMITED

Credit Recovery and Management Department

Administrative Office : No. 24-B, Gandhi Nagar,
Kumbakonam - 612 001. E-Mail id : crmd@cityunionbank.in,
Ph : 0435-2432322, Fax : 0435-2431746

TENDER-CUM-AUCTION SALE NOTICE UNDER SARFAESI ACT 2002

The following property/ies mortgaged to City Union Bank Limited will be sold in Tender cum-Public Auction by the Authorised Officer of the Bank, under Rule 8 (6) & 9 of the Security Interest (Enforcement) Rules, 2002, under the SARFAESI Act, 2002, for recovery of a sum of **Rs.2,74,83,424/- (Rupees Two Crore Seventy Four Lakh Eighty Three Thousand Four Hundred and Twenty Four Only)** as on 17-11-2024 together with further interest to be charged from 18-11-2024 onwards and other expenses, any other dues to the Bank by the borrowers/guarantors No.1) M/s. Aluva Motors India Private Limited, XXII/80, Manacherry Shopping Complex, Suzuki Tower, Thottakkattukara, Thottakkattukara Post, Aluva, Ernakulam, Kerala - 683108. No.2) Mr. Kiran Joy Pynadath, S/o. P.C.Joy, Pynadth Karukutty, Near Besleham Church, Aluva, Karukutty - 683576. No.3) Mrs. Shirly Joy, W/o. Kiran Joy Pynadath, Pynadth Karukutty, Near Besleham Church, Aluva, Karukutty - 683576. No.4) M/s. Alwaye Motors, VII/401, Manappuram Road, Thottakkattukara Post, Aluva, Ernakulam, Kerala - 683108

Note: (1) That our 471-Aluva Branch has also extended Financial Assistance (EMERGENCY CREDIT LINE SCH : 501812080089842) dated 31-05-2022 requested by No.4 of you represented by Nso. 2 & 3 of you as Partner for which Nos.2 & 3 of you stood as Co-obligants and No.3 of you stood as Guarantor for the facility for a total amount of **Rs. 28,00,000/-** at a ROI of **9.25%** and the balance outstanding as on 17-11-2024 is **Rs. 9,49,999/-**

(2) That our 471-Aluva Branch has also extended Financial Assistance (ECLGS 1.0 EXTENSION : 501812080089843) dated 31-05-2022 requested by No.4. of you represented by Nos. 2 & 3 of you as Partners for which Nos.2 & 3 of you stood as Co-obligants for the facility for a total amount of **Rs. 20,00,000/-** at a ROI of **8.5%** and the balance outstanding as on 17-11-2024 is **Rs. 20,22,134/-**

(3) That our 471-Aluva Branch has also extended Financial Assistance (OLCC : 512020010031011) dated 31-05-2022 requested by No.4. of you represented by Nos. 2 & 3 of you as Partners for which Nos.2 & 3 of you stood as Co-obligants and No. 3 of you stood as Guarantors for the facility for a total amount of **Rs. 1,10,00,000/-** at a ROI of **10%** the outstanding balance as on 17-11-2024 is **Rs. 1,17,87,044/-** plus further interest and penal interest of **2.00%** with monthly rests to be charged from 18-11-2024 till the date of realization.

Immovable Property Mortgaged to our Bank

Schedule - A : (Property Owned by Mrs. Shirly Joy, W/o. Kiran Joy Pynadath)

Land to the Extent of 84.03 Ares, in Survey Nos.1152/1-A, 1154/3A, Re-Survey Nos.265/6/3, 265/6/5 and 284/1/4, in Block No.2 situated at Karukutty Panchayath, Karukutty Desom, Karukutty Village, Aluva Taluk, Angamaly Sub-District, Ernakulam District. Boundaries of the Property : East : Road, Property of Sherly, Suman and Paulachan, South : Property of Joy, West : Property of Sherly, North : Pathway.

Reserve Price : Rs.3,22,00,000/-

(Rupees Three Crore Twenty Two Lakh only)

AUCTION DETAILS

Date of Tender-cum-Auction Sale	Venue
30-12-2024	City Union Bank Limited, Aluva Branch, Peringhat Tower, Building No.XXI/309(1), Aluva Karothukuzhi-Ernakulam Road, Opp. to Sastha Temple Aluva, Ernakulam - 683101. Telephone No.0484-2632383, Cell No.9388290599.

Terms and Conditions of Tender-cum-Auction Sale :

(1) The intending bidders should be present in person for the auction and participate personally and give a declaration in writing to the effect that he/she is bidding for himself / herself. (2) The intending bidders may obtain the Tender Forms from **The Manager, City Union Bank Limited, Aluva Branch, Peringhat Tower, Building No.XXI/309(1), Aluva Karothukuzhi-Ernakulam Road, Opposite to Sastha Temple Aluva, Ernakulam - 683101.** (3) The intending bidders should submit their bids only in the Tender Form prescribed in sealed envelopes addressed to **The Authorised Officer, City Union Bank Ltd.,** together with a Pay Order / Demand Draft for an EMD of 10% of the Reserve Price, drawn in favour of "City Union Bank Ltd.", on or before **12.00 Noon** on the date of Tender-cum-Auction Sale hereby notified. (4) For inspection of the property and other particulars, the intending purchaser may contact **Telephone No.0484-2632383, Cell No.9388290599.** (5) The property/ies are sold on "As-is-where-is", "As-is-what-is" and "whatever-there is" basis. (6) The sealed tenders will be opened in the presence of the intending bidders at **01.00 p.m.** on the date of Tender-cum-Auction Sale hereby notified. Though in general the sale will be by way of closed tenders, the Authorised Officer may, at his sole discretion, conduct an Open Auction among the interested bidders who desire to quote a bid higher than the one received in the closed tender process, and in such an event, the sale shall be conferred on the person making highest bid. The sale, however, is subject to confirmation of City Union Bank Limited. (7) The successful bidder shall have to pay **25% (inclusive of EMD paid)** of the sale amount **immediately** on completion of sale and the balance amount of **75%** within **15 days** from the date of confirmation of sale, failing which the initial deposit of **25%** shall be forfeited. (8) The Sale Certificate will be issued by the Authorised Officer in favour of the successful purchaser only after receipt of the entire sale consideration within the time limit stipulated herein. (9) The successful purchaser shall bear the charges/fees payable for conveyance, such as stamp duty, registration fee etc., as applicable under law. (10) The successful bidder should pay the statutory dues (lawful house tax, electricity charges and other dues), TDS, GST if any, due to Government, Government Undertaking and local bodies. (11) The Authorised Officer shall have all the powers to accept or reject the bids or postpone or cancel the sale without assigning any reason whatsoever.

Place : Kumbakonam, Date : 20-11-2024

Authorised Officer

Regd. Office : 149, T.S.R. (Big) Street, Kumbakonam, Thanjavur District, Tamil Nadu - 612 001, CIN - L65110TN1904PLC001287,

Telephone No. 0435-2402322, Fax : 0435-2431746, Website : www.cityunionbank.com

Size : 8 x 23 cms.

D/2024/CUB/Nov_24/Ten/Aluva Motors India Pvt. Ltd. (Eng)_19-11-2024