



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

SALE NOTICE FOR SALE OF IMMOVABLE / MOVABLE PROPERTIES

Sale Notice For Sale of movable / immovable Assets Under The Securitisation And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 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) / Guarantor (s) / Mortgagor (s), that the below described immovable property/ies mortgaged/charged to the City Union Bank Ltd., Physical Possession of which has been taken by the **Authorised Officer of the City Union Bank Ltd.**, Secured Creditor, will be sold on "As is where is", "As is what is", "Whatever there is" and "Without recourse basis" on 27-03-2025 at 1.00 p.m. for Recovery of **Rs.5,29,53,201/- (Rupees Five Crore Twenty Nine Lakh Fifty Three Thousand Two Hundred and One Only)** as on 22-01-2025, together with further interest thereon from the date of default at Contractual Rates and Other Incidental Expenses, etc. due to the Secured Creditor from

No.1) M/s. Procreet, Represented by Sole Proprietor : Mr.Fredsher Alin.A.S., No.15/293A, Old NH Road, Parvathipuram, Nagercoil, Kanyakumari District - 629003. No.2) Mr. Fredsher Alin.A.S, S/o. X. Alfred, Door No.18/51A, Ashok Nagar, Chunkankadai & Post, Villukuri Village, Kanyakumari District-629003. No.3) Mr. X. Alfred, S/o. Xavier Muthu, Door No.18/51A, Ashok Nagar, Chunkankadai & Post, Villukuri Village, Kanyakumari District - 629003.

The Reserve Price will be **Rs.1,00,00,000/- (Rupees One Crore only) - Schedule - A & B and Rs.13,00,000/- (Rupees Thirteen Lakh Only) - Schedule - C** respectively.

The Earnest Money Deposit will be **Rs.10,00,000/- (Rupees Ten Lakh only) - Schedule - A & B, Rs.1,30,000/- (Rupees One Lakh Thirty Only) - Schedule - C** respectively.

The Sale is proposed to be conducted through "**Swiss Challenge Method**", based on an existing offer in hand (**Anchor Bidder**). Parties interested to buy the properties may Challenge the Anchor bid for any higher amount and the Anchor Bidder / (**Original Offeror**) will have a right to match with an incremental amount of **Rs.1,00,000/-**. If in case the Original Offeror (**Anchor Bidder**) fails to match the highest bid, the property will be sold to the Challenging highest bidder.

Date of Inspection : 24-03-2025 (working days only) between 11 a.m. to 4 p.m.

Last Date for submission of Bid & EMD : 27-03-2025 by 12.00 Noon

Encumbrances known to CUB : M/s.Shriram Transport Finance Company Limited, for which a writ petition is filed for lifting the encumbrance.

Description of the Secured Asset being Auctioned

Schedule - A : (Property Owned by Mr. Fredsher Alin.A.S, S/o. X. Alfred)

The Property Consists of 8.300 Cents Equal to 335.984 Sq.Meter of Land, together with Superstructure of Building Now existing and to be Put up in Future, Comprised in R.S.No. 50/4A of Aloor-B Village (Previously Aloor), Kalkulam Taluk, Eraniel Registration. Sub-District, Kanyakumari Registration. District, Kanyakumari Revenue District. **Boundaries:** East : Property Belonged to Railway, South : Property Belonged to Railway, West : Property of Murugan, North : Road.

Schedule - B: (Property Owned by Mr. X. Alfred, S/o. Xavier Muthu)

The property Consists of 17.200 Cents Equal to 696.256 Sq.Meter of Land, together with superstructure of Building Now existing and to be put up in Future, Comprised in R.S.No.50/4A of Aloor-B Village (Previously Aloor), Kalkulam Taluk, Eraniel Registration Sub-District, Kanyakumari Registration District, Kanyakumari Revenue District. **Boundaries:** North : Road, East : Property of Fredsher Alin, South : Railway Road, West : Property Sold by Mani.

Movables hypothecated to our Bank

Schedule - C : (Properties Owned by M/s. Procreet)

The following machineries at No.15/293A, Old NH Road, Parvathipuram, Nagercoil, Kanyakumari District - 629003.

(1) Used Silo and accessories (2) Used Mixer and Bucket Assembly (3) Used MS Storage Tank for Jally and sand and MS structure.

Details of Authorised Officer : Phone: 7695969208, Email: crmd@cityunionbank.in

For Further Details Contact : 1) The Branch Manager, Nagercoil, Phone : 9367525453, Email: cub134@cityunionbank.in. 2) Authorised Officer : Phone: 7695969208, Email: crmd@cityunionbank.in.

For Detailed Terms & Conditions of the Auction Sale, Please refer to the link provided on City Union Bank Ltd.,'s website: <https://cityunionbank.in>

**Place : Kumbakonam,
Date : 00-00-2024**

**Authorised Officer
City Union Bank**

**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**

D/2025/CUB/March_25/Procreet Swis challenge method(Sch.A, B & C)_(Sale Notice)_(Sale Notice)_(Sale Notice_Immovable_Movble_Mechineries)_(Namakkal)_(Tam_Eng) 06-03-2025 Size : 8 x 21 cms. (Kalyan)

Terms and Conditions of Re-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 Ltd., Nagerkoil Branch Door No.1/1,SLB South Road,(Opp. Parthas Textiles), Nagerkoil, Kanyakumari-629001
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 12.00Noon.** 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.04652-225353, Mobile No.9367525453
5. The property/ies are sold on "As- is- where- is" , "As-is-what-is" and "whatever there is" "Without recourse"basis.
6. The bid price to be submitted shall be above the reserve price/ anchor bid and during the auction, bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and by minimum increase in the bid amount given in the table to the last higher bid of the bidders. The property will not be sold below the reserve price set by the Authorized Officer. The bid quoted below the reserve price shall be rejected. The bidders shall increase their bids in multiplies of the amount specified in the public sale notice/Terms and condition of Sale. Unlimited extension of 10 Minutes time will be given in case of receipt of bid in last ten minutes. Ten minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of 10 minutes to the last highest bid, the auction shall be closed.

7. After conclusion of auction:

The "Anchor Bidder" will be informed of the highest bid and shall have right to match the highest bid on the same day of the Auction after being informed by the Authorised officer about the highest bid.

Once the "Anchor Bidder" matches the highest quote, the Anchor bidder shall be declared as successful bidder and he has to deposit 25% of the highest bid amount with the Bank on the same day or latest by the next day of the exercise of ROFR. In such an event the EMD submitted by other bidders will be returned forthwith. It is to be clarified that already deposited amount by the Anchor bidder would be considered towards 25% of the bid amount.

In the event "Anchor bidder" does not wish to increase his offer by matching the highest bid, the highest bidder shall be declared as successful bidder and he shall have to deposit 25% of the bid amount (inclusive of EMD amount) as per the terms of notice, failing which the EMD deposited by him will be forfeited.

In case the successful bidder fails to deposit the balance amount within time stipulated above, the entire deposit made by the bidder shall be forfeited by the Authorised Officer without any notice.

The successful bidder would bear the charges/ fees payable for conveyance such as Stamp duty, Registration fee, etc. & Taxes as applicable as per law.

The Authorised Officer will not be held responsible for any charge, lien, encumbrance, property tax or any other dues/ Taxes to the Govt. or anybody in respect of the property under Sale.

The Authorised Officer has the absolute right to accept or reject the bid or adjourn/postpone the sale without assigning any reason therefore.

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 bidder should pay the statutory dues TDS,GST if any, due to Government, Government undertaking and local bodies

10. 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.

11. **Encumbrance: "M/s.Shriram Transport Finance Company Limited" for schedule A & B properties.**