



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.6,61,41,399/- (Rupees Six Crore Sixty One Lakh Forty One Thousand Three Hundred and Ninety Nine Only)** as on 11-03-2025 together with further interest to be charged from 12-03-2025 onwards and other expenses, any other dues to the Bank by the borrowers / guarantors No.1) M/s. Rocks Trading Company, X/489A, NH Road, Kundannur, Maradu Post, Cochin - 682304. No.2) Mr.Subin Joseph, S/o.Joseph, Puliyanath House, Pallichal Road, Near Bell Sea Foods, Thoppumpady, Ernakulam-682005 No.3) Mrs.Joby Subin (Joby Raphael), W/o.Subin Joseph, Puliyanath House, Pallichal Road, Near Bell Sea Foods, Thoppumpady, Ernakulam-682005, No.4) Mr.Sunil Joseph, S/o.Joseph, Puliyanath House, Pallichal Road, Thoppumpady, Near Bell sea Foods, Ernakulam - 682005.

Immovable Properties Mortgaged to our Bank

Schedule - A : (Property Owned by Mr.Subin Joseph, S/o.Joseph)

All piece and parcel of property having an extent of 2.32 Ares comprised in Re. Sy. No. 218/3 of Kumbalam Village, Maradu SRO, Kanayannoor Taluk, Ernakulam District with the following Boundaries: East : Private Road West : National Highway North : Private Road South : Property of Viswanathan.

Reserve Price : Rs.1,15,00,000/-
(Rupees One Crore Fifteen Lakh only)

Schedule - B : (Property Owned by Mr.Subin Joseph, S/o.Joseph)

1.94 Ares (4.79 cents) of land with Building in Sy.Nos.266/1A, 266/1B, 266/1 B2, 266/1 A2/3, 266/2/3/6, Re-Sy.No.379/1 in Ernakulam District, Thrikkakara Sub-District, Kanayannur Taluk, Kakkanad Village, Bounded by the following: East : Plot No.1-G in Re. Sy. No. 379/1, West : Property in Re.Sy.No.379, North : Private Road in Re.Sy.No.379/1, South : Plot No.1-L in Re-Sy.No.379/1.

Reserve Price : Rs.84,00,000/-
(Rupees Eighty Four Lakh only)

Schedule - C : (Property Owned by Mr.Subin Joseph, S/o.Joseph)

11910/100000 Undivided share in 55.641 Ares, in Sy.Nos.1008/3 & 1008/4 ; 6th Floor of White Water Phase II, bearing Door No.6A, C-785-10 (14) in Ernakulam District, Ernakulam Sub-District, Kanayannur Taluk, Thevara Desom with the following Boundaries: East: Neltur Puzha & Properties in Sy No.1008/3, West : Properties of Kattamparambil Varuthunny, North : National Highway Link Road, South : Properties of John C.

Reserve Price : Rs.1,68,00,000/-
(Rupees One Crore Sixty Eight Lakh only)

Schedule - D : (Property Owned by Mr.Subin Joseph, S/o.Joseph)

21.85 Ares of land in Sy.Nos.185/3, 185/4, 185/5; Re.Sy.No.8, in Ernakulam District, Alangadu Sub-District, Paravur Taluk, Eloor Village with the following Boundaries: East : Property of Pezhapilly Family, West : Canal & Property of Sunil Joseph & Joby Subin, North : Property of Pezhapilly Family, South : Pathway and property of Joby Subin.

Reserve Price : Rs.1,08,00,000/-
(Rupees One Crore Eight Lakh only)

Schedule - E : (Property Owned by Mrs.Joby Subin (Joby Raphael), W/o.Subin Joseph)

20.23 Ares of land in Sy No 185/3, 185/4, 185/5 ; Re-Sy No.8, in Ernakulam District, Alangadu Sub-District, Paravur Taluk, Eloor Village with the following Boundaries: East : Property of Subin Joseph, West : Canal, North : Property of Subin Joseph, South : Property of Sunil Joseph.

Reserve Price : Rs.1,00,00,000/-
(Rupees One Crore only)

Schedule - F : (Property Owned by Mr.Sunil Joseph, S/o.Joseph & Mr.Subin Joseph, S/o.Joseph)

2.62 Ares in Re-Sy.209/10 and 0.08 Ares, in Re.Sy.209/26 with a total of 2.70 Ares in Sy.No.342/2 in Ernakulam District, Maradu Sub-District, Kanayannur Taluk, Kumbalam Village with the following Boundaries: East : Property of Pathumma, West : N H Road North : Property of Basheer, South : Pathway.

Reserve Price : Rs.1,33,00,000/-
(Rupees One Crore Thirty Three Lakh only)

AUCTION DETAILS

Date of Tender-cum-Auction Sale	Venue
21-04-2025	City Union Bank Limited, Ernakulam Branch , Door No.61/181, A1 Ground Floor, Chakiat Estate, Church Landing Road, Near Pallimukku Junction Ernakulam - 682016. Telephone No.0484-2988850, Cell No: 9349287690.

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, Ernakulam Branch Door No.61/181, A1 Ground Floor, Chakiat Estate, Church Landing Road, Near Pallimukku Junction, Ernakulam - 682016** (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.0484-2988850, Cell No: 9349287690.** (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 : 14-03-2025 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 30 cms. (Kalyan) D/2024/CUBMar_25Ten\Rocks Trading Company_Tender_Ernakulam_(Eng)_14-03-2025