



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

RE-TENDER-CUM-AUCTION SALE NOTICE UNDER SARFAESI ACT 2002

The following properties mortgaged to City Union Bank Limited will be sold in Re-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 the undermentioned security debts due to the Bank, together with further interest and other expenses, any other dues to the Bank by the borrowers / guarantors mentioned herein below:

PART - 1

Name of the Borrowers: No.1) Mr. Jesto Varghese, S/o. V.D. Varghese, Vadakkumcherry House, Vathakkad, Near Parambichira, Thuravoor Post, Angamaly, Ernakulam District - 683572. No.2) Mrs. Christal Elizabeth Jestu, W/o. Jesto Varghese, Vadakkumcherry House, Vathakkad, Near Parambichira, Thuravoor Post, Angamaly, Ernakulam District - 683572.

Outstanding Liability Amount : Rs.72,98,909/- (Rupees Seventy Two Lakh Ninety Eight Thousand Nine Hundred and Nine only) as on 23-04-2025 plus accrued interest to be charged from 24-04-2025 plus other expenses, any other dues to the Bank by the borrowers / guarantors.

Description of the Immovable Property Mortgaged to our Bank	Reserve Price	Date & Time of Auction
(Property Owned by Mr. Jesto Varghese, S/o. V.D. Varghese & Mrs. Christal Elizabeth Jestu, W/o. Jesto Varghese) 2.98 Ares (1.44 Ares + 1.54 Ares) (7.36 Cents) in Sy. No.34/17/34/1/1; Re.Sy.24/10/5 and 24/10/6, Block 9 in Ernakulam District, Thrikkakara Sub-District, Kanayannur Taluk bounded by the following Properties: East : Property of Lailtha Babu, West : Property of Aishumma, North : Property of Nabeesa, South : Road, along with superstructure putup thereon.	₹ 60,00,000/- (Rupees Sixty Lakh only)	20-05-2025 at 01.00 p.m.

PART - 2

Name of the Borrowers: No.1) M/s. Lenova Distributors, No.39/3651, Lakshmi Vihar, Near South Overbridge, Ernakulam - 682016. No.2) Mr. Varghese V D, S/o. Devassy, Vadakkumcherry House, Vathakkad, Near Parambichira, Thuravoor Post, Angamaly, Ernakulam - 683572. No.3) Mr. Jesto Varghese, S/o. Varghese V D, Vadakkumcherry House, Vathakkad, Near Parambichira, Thuravoor Post, Angamaly, Ernakulam - 683572. No.4) Mrs. Christal Elizabeth Kurian, W/o. Jesto Varghese, Vadakkumcherry House, Vathakkad, Near Parambichira, Thuravoor Post, Angamaly, Ernakulam - 683572.

Outstanding Liability Amount : Rs.2,88,44,139/- (Rupees Two Crore Eighty Eight Lakh Forty Four Thousand One Hundred and Thirty Nine only) as on 23-04-2025 plus accrued interest to be charged from 24-04-2025 plus other expenses, any other dues to the Bank by the borrowers / guarantors.

Note : That our 086-Ernakulam Branch has also extended Financial Assistance (CUB OSL SPECIAL-BR : 501812080090872) dated 08-07-2022 requested by No.1 of you represented by Nos. 3 & 4 of you as Partners for which Nos.3 & 4 of you stood as Co-obligants for the facility for a total amount of Rs.30,00,000/- at a ROI of 11.4%. The same has been also classified as NPA on 08-03-2023 and the outstanding balance as on 23-04-2025 is Rs.39,50,778/- plus further interest and penal interest of 2.00% with monthly rests to be charged from 24-04-2025 till the date of realization.

Description of the Immovable Properties Mortgaged to our Bank	Reserve Price	Date & Time of Auction
Schedule - A : (Property Owned by Mr. Jesto Varghese, S/o. Varghese V D) 10.08 Ares, Re-Sy. No.127/8/6 and 2.06 Ares, Re-Sy. No.127/9/2, Block No.14, Old Sy No.1045/1A/9,1C/6, 1D/15 of Ernakulam District, Angamaly Sub-District, Kanayannur Taluk, Ernakulam Village with the following boundaries: East : Remaining Property of Varghese, West : Panchayath Road, North : Property of Vadakkumcherry Ouseph Pappachan, South : Remaining Property of Varghese.	₹ 65,00,000/- (Rupees Sixty Five Lakh only)	20-05-2025 at 02.00 p.m.
Schedule - B : (Property Owned by Mr. Varghese V D, S/o. Devassy) 20.79 Ares of land, Re-Sy. No.127/10, Old Sy No.1045/1D/15, Block No.14 of Ernakulam District, Angamaly Sub-District, Kanayannur Taluk, Thuravoor Village with the following boundaries: East : Property sold to Rosily, West : Property of Varghese, North : Property of Devassy, South : Way.	₹ 1,20,00,000/- (Rupees One Crore Twenty Lakh only)	20-05-2025 at 02.00 p.m.

PART - 3

Name of the Borrowers: 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.Jobu 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.

Outstanding Liability Amount : 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 plus accrued interest to be charged from 12-03-2025 plus other expenses, any other dues to the Bank by the borrowers / guarantors.

Description of the Immovable Properties Mortgaged to our Bank	Reserve Price	Date & Time of Auction
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.	₹ 1,15,00,000/- (Rupees One Crore Fifteen Lakh only)	20-05-2025 at 03.00 p.m.
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, Kakkanaad 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.	₹ 84,00,000/- (Rupees Eighty Four Lakh only)	20-05-2025 at 03.00 p.m.
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: Nettur Puzha & Properties in Sy.No.1008/3, West : Properties of Kattamparambil Varuthunny, North : National Highway Link Road, South : Properties of John.	₹ 1,68,00,000/- (Rupees One Crore Sixty Eight Lakh only)	20-05-2025 at 03.00 p.m.
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.	₹ 1,08,00,000/- (Rupees One Crore Eight Lakh only)	20-05-2025 at 03.00 p.m.
Schedule - E : (Property Owned by Mrs.Jobu Subin (Joby Raphael), W/o.Subin Joseph) 20.23 Ares of land in Sy No185/3, 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.	₹ 1,00,00,000/- (Rupees One Crore only)	20-05-2025 at 03.00 p.m.
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: NH Road North: Property of Basheer, South: Pathway.	₹ 1,33,00,000/- (Rupees One Crore Thirty Three Lakh only)	20-05-2025 at 03.00 p.m.

Venue of Re-Tender-cum-Auction : 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 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 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, draw in favour of "City Union Bank Ltd.", on or before 12.00 Noon for PART - 1, on or before 01.00 p.m. for PART - 2 & on or before 02.00 p.m. for PART - 3. (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. for PART - 1, 02.00 p.m. for PART - 2 & 03.00 p.m. for PART - 3 properties 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 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 : 25-04-2025

Authorised Officer

City Union Bank Ltd.

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 : 12 x 34 cm.