



**CITY UNION BANK LIMITED**  
**Credit Recovery and Management Department**  
**Administrative Office : No. 24-B, Gandhi Nagar, Kumbakonam - 612001.**  
**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 (b) & 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) K.V. Pradeep, S/o. Velayudhan, Represented by POA Holder Sandhya Pradeep, No.47, Koodathingal House, 7, Vallachira Grama Panchayath, Pallisseri, Thrissur - 680022. Also at, Mr. K.V. Pradeep, S/o. Velayudhan, Represented by POA Holder Sandhya Pradeep, Koodathingal House, Near Pallisseri Church, Arattupuzha, Thrissur - 680562. No.2) Mrs. Sandhya Pradeep, W/o. K.V. Pradeep, No.47, Koodathingal House, 7, Vallachira Grama Panchayath, Pallisseri, Thrissur - 680022. Also at, Mrs. Sandhya Pradeep, W/o. K.V. Pradeep, Koodathingal House, Near Pallisseri Church, Arattupuzha, Thrissur - 680562. No.3) Ms. Aathira KP, D/o. Pradeep KV, Koodathingal House, Near Pallisseri Church, Arattupuzha, Thrissur - 680562.  
**Outstanding Liability Amount :** Rs.9,79,707/- (Rupees Nine Lakh Seventy Nine Thousand Seven Hundred and Seven only) as on 29-04-2025 together with further interest to be charged from 30-04-2025 onwards, other expenses and any other dues to the bank by the Borrowers / Guarantors.  
**Note :** That our 123-Thrissur Branch has also extended Financial Assistance (VIDHYA FOR) (G) - 15 YRS: 501112010002926 dated 09-03-2018 requested by No.3 of you for which Nos.1 & 2 of you stood as Co-obligants and Nos. 1 & 2 of you stood as guarantors for the facility for a total amount of Rs.12,50,000/- at a ROI of 15% and the balance outstanding as on 29-04-2025 is Rs. 21,84,321/-

Description of the Immovable Properties Mortgaged to our Bank	Reserve Price	Date & Time of Auction
<b>Schedule - A : (Property Owned by K.V. Pradeep, S/o. Velayudhan)</b> 3.60 Ares and 3.43 Ares in Re-Survey No.286/2 of Arattupuzha Village, Thrissur Taluk, Thrissur District, with all improvements thereon Boundaries: East - Property of Omana & Vazhi, North - Property of Kuttan, West-Property of Karappan, South-Property of Karthiayyani.	₹ 68,00,000/- (Rupees Sixty Eight Lakh only) (For Schedule A & B)	27-05-2025 at 02.00 p.m.
<b>Schedule - B : (Property Owned by Mrs. Sandhya Pradeep, W/o. K.V. Pradeep)</b> 0.56 Ares in Re-Survey No.286/4 of Arattupuzha Village, Thrissur Taluk, Thrissur District, with all improvements thereon Boundaries: East - Property of Omana & Vazhi, North - Property of Kuttan, West - Property of Karappan, South of -Karthiayyani.		

**PART - 2**  
**Name of the Borrowers:** No.1) M/s. Orma Marbles, Building, No.MP-XX-135, 136, NH Road, Thonackkal, 16th Mile, Thiruvananthapuram - 695317. No.2) Mr. Aljo Joseph, S/o. Mr. P.K. Joseph, Puthuppara House, Kidangoor Post, Emakulam - 683572. No.3) Mr. Lijo Joseph, S/o. Mr. P.K. Joseph, Puthuppara House, Kidangoor Post, Emakulam - 683572. No.4) M/s. New Orma Marble Palace, No.11270A, Kumaranalloor PO, Kottayam - 686016. No.5) M/s. Orma Marble World, Kumaranalloor, Kottayam. Also at, M/s. Orma Marble World, By-pass Road Thulore (PO), Thrissur - 680306..  
**Outstanding Liability Amount :** Rs.18,58,36,836/- (Rupees Eighteen Crore Fifty Eight Lakh Thirty Six Thousand Eight Hundred and Thirty Six only) as on 29-04-2025 together with further interest to be charged from 30-04-2025 onwards, other expenses and 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
<b>Schedule - A : (Property Owned by M/s. New Orma Marble Palace)</b> 13.79 Ares in Sy.No.47/2 and 23.83 Ares in Sy.No.47/1 of Peramba Village, Mukundapuram Taluk, Emakulam District with all improvements therein, The Boundaries are:- East - Property of Malyeykkal James, South - Private Vazhi and Property of C. Varghese, West - National Highway, North - Property of Orma Marble Palace Private Limited, Along with Superstructure constructed there on.	₹ 5,60,00,000/- (Rupees Five Crore Sixty Lakh only)	27-05-2025 at 03.00 p.m.
<b>Schedule - B : (Property Owned by M/s. Orma Marble World)</b> 13.55, 15.40, 2.75, 6.47, 13.55, 15.40, 2.72 and 6.47 Ares (76.31 Ares) in Sy.No.545/3 Part, 576/2 Part, 576/1 Part, 571/1 Part, 54/3 Part, 576/2 Part, 576/1 Part and 571/1 Part of Thirukur Village, Mukundapuram Taluk, Thrissur District with all improvements thereon, The Boundaries are:- East - Property of BPD, S/o Jose and Family of Thayil, South - Property of Jayapal, West - NH 47, Property of Joy and Property of Jayapal, North - Property of BPO and Property of Joy.	₹ 6,50,00,000/- (Rupees Six Crore Fifty Lakh only)	27-05-2025 at 03.00 p.m.

**PART - 3**  
**Name of the Borrowers:** No.1) M/s. Ace Computers, No.13, 11th Floor, Good Luck Building, Veliyannur, Thrissur - 680021, Kerala. No.2) M/s. Ace Associates, Arfa Towers, Veliyannur Road, Thrissur - 680022, Kerala. No.3) M/s. Abbatel, No.11/551, Roshma Nivas, Veliyannur, Opp. Mathrubhumi, Thrissur - 680021, Kerala. No.4) Mr. C.P. Biju, S/o. Mr. Antony Paulose, Chukkiri House, Puthukkad Post, Thrissur - 680022, Kerala. No.5) Mrs. Simi Biju, W/o. Mr. C.P. Biju, Chukkiri House, Puthukkad Post, Thrissur - 680022, Kerala. No.6) Mr. C.P. Philip, S/o. Mr. Porincho, Chevidan House, Market Road, Puthukkad, Thrissur - 680301, Kerala. No.7) Mr. M.J. Joseph, S/o. Mr. Maniyaku Jose, Maniyaku Home, Puthukkad, Thrissur - 680301, Kerala.  
**Outstanding Liability Amount :** Rs.9,71,51,477/- (Rupees Nine Crore Seventy One Lakh Fifty One Thousand Four Hundred and Seventy Seven only) as on 29-04-2025 together with further interest to be charged from 30-04-2025 onwards, other expenses and any other dues to the bank by the Borrowers / Guarantors.  
**Note:-** That our No.123-Thrissur Branch has also extended Financial Assistance (CUB OSL SPECIAL-BR: 501812080056376), dated 27-09-2019 requested by No.5 of you for which No.4 of you stood as Co-obligant and No.4 of you stood as Guarantor for the facility for a Total Amount of Rs.3,75,50,000/- at a ROI of 13.50%. The same has been also classified as NPA on 30-11-2019 and the outstanding balance as on 29-04-2025 is Rs.8,36,56,716/- (Rupees Eight Crore Thirty Six Lakh Fifty Six Thousand Seven Hundred and Sixteen only) with monthly rests to be charged from 30-04-2025 till the date of realization.

Description of the Immovable Properties Mortgaged to our Bank	Reserve Price	Date & Time of Auction
<b>Schedule - A : (Property Owned by Mr. M.J. Joseph)</b> Property of 4.81 Ares in Sy.No.164/2 and 3.26 Ares in Sy.No.163 of Thoravu Village, Mukundapuram Taluk, Thrissur District, Boundaries: East - Vazhi and Property of V. Jobin Jose, South - Property of Chittiserry Joy Thomas, West - Property of Govt. School and Paulose, North - Private Vazhi.	₹ 45,00,000/- (Rupees Forty Five Lakh only)	27-05-2025 at 04.00 p.m.
<b>Schedule - B : (Property Owned by Mr. C.P. Biju)</b> All that piece and parcel of land having an extent of 6.07 Ares and 4.05 Ares of Property in Sy.No.793/3 of Chengaloor Village, Mukundapuram Taluk, Thrissur. Boundaries of 6.07 Ares: East by - Panchayat Road, South by - Property of Biju, West by - Property of Biju, North by - Property of Radhakrishnan. Boundaries of 4.05 Ares: East by - Panchayat Road and Property of Biju, South by - Property of Saraswathy Antharjanam, West by - Property of Thoman, North by - Property of Biju and Radhakrishnan.	₹ 45,00,000/- (Rupees Forty Five Lakh only)	27-05-2025 at 04.00 p.m.
<b>Schedule - C : (Property Owned by Mr. C.P. Philip)</b> All that piece and parcel of land having an extent of 0.33 Ares in Sy.No.252/1 and 8.95 Ares in Sy.No.252/2 of Thoravu Village, Thrissur Taluk, Thrissur District. Boundaries:- East - Property of Vennetuparambil Family, South - Property of Chevidan Family, West - Panchayat Road, North - Road.	₹ 27,00,000/- (Rupees Twenty Seven Lakh only)	27-05-2025 at 04.00 p.m.
<b>Schedule - E : (Property Owned by Mr. C.P. Biju)</b> All that piece and parcel of land having an extent of 5.42 Ares of land comprised in Thoravu Village, Puthukkad, Thrissur District in Sy.No.316/3, building with Ground Floor plus First Floor with Plinth Area of 264.77 Sq.mt. Boundaries:- East - Property of T. Sarojini and Others, South - Property of T. Sunny, West - Panchayat Road, North - Property of N. George and Ashtami Jose.	₹ 77,00,000/- (Rupees Seventy Seven Lakh only)	27-05-2025 at 04.00 p.m.

**Venue of Re-Tender-cum-Auction :** City Union Bank Limited, Thrissur Branch, 29/722/1, A.R.Tower (Opp. Thiruvambady Temple), Shoranur Road, Thrissur - 680022. Telephone No.8487-2323058, Cell No. 9349030556.

**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, Bhimavaram Branch, Shanti Nivas, 17-2-50, Rest House Road, Bhimavaram - 534201. (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 01.00 p.m. for PART - 1, on or before 02.00 p.m. for PART - 2 & on or before 3.00 p.m. for PART - 3. (4) For inspection of the property and other particulars, the intending purchaser may contact: Telephone No.8816-230280, Cell No.8397121831. (5) The properties are sold on "As-is-wheres" and "whatever-where is" basis. (6) The sealed Tenders will be opened in the presence of the intending bidders at 02.00 p.m. for PART - 1, 03.00 p.m. for PART - 2 & 4.00 p.m. for PART - 3, 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 :** 03-05-2025  
**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

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