



CUB
TRUST AND EXCELLENCE
SINCE 1904

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,
Phone: 0435-2432322, Fax: 0435-2431746

Size : 8 x 22 cm.



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

The following property/ies 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 a sum of **Rs.85,27,821/- (Rupees Eighty Five Lakh Twenty Seven Thousand Eight Hundred and Twenty One only)** as on **06-06-2024** together with further interest to be charged from **07-06-2024** onwards and other expenses, any other dues to the Bank by the borrowers / guarantors No.1) M/s. Cochin Cement Agencies, Chellanam Road, Nazareth, Cochin -682002. No.2) M/s. Cochin Agencies, XV/1356 Kainikkatt House, Nazareth, Cochin - 682002. No.3) Mrs. Ann Punnia, W/o. Biney Raphael, 23/1764, Kainikkatt House, Nazareth, Cochin - 682002. No.4) Mr. Biney Raphael, S/o. K.V. Raphael, Residing at 23/1764, Kainikkatt House, Nazareth, Cochin - 682002. No.5) Mrs. Eizabeth Raphael, W/o. K.V. Raphael, 23/1764, Kainikkatt House, Nazareth, Cochin - 682002. No.6) Ms. Nirmala Rani, D/o. K.V. Raphael, 23/1764, Kanikkatt House, Nazareth, Cochin - 682002.

Note : That our **086-Ernakulam Branch** has also extended Financial Assistance (OLCC: 86120000191275) dated **01-08-2015** requested by No.1 of you represented by No. 5 of you as Proprietor for which Nos.4 & 5 of you stood as Co-obligant's and Nos. 4, 5 & 6 of you stood as Guarantors for the facility for a total amount of **Rs.70,00,000/-** at a ROI of **14.25%** and the outstanding balance as on **06-06-2024** is **Rs.45,57,723/-** plus further interest and penal interest of **2.00%** with monthly rests to be charged from **07-06-2024** till the date of realization.

Immovable Properties Mortgaged to our Bank

Schedule - A : (Property Owned by Mrs. Eizabeth Raphael, W/o. K.V. Raphael)

8.160 Cents of Land with building in Sy. No.1897/4; in Ernakulam District Kochi Sub-District Rameswaram Village, Ernakulam Kerala India. East : Property of Jhon D Souza & Elizabeth, West : Nazareth Road, North : Property of Elizabeth & Road, South : Property of Raphael
4.50 Cents of land in Sy. No.53/3 in Ernakulam District, Kochi Sub-District Rameswaram Village with the following boundaries : East : Property in Sy. No.53/3, West : Property in Sy. No.52, North : Property of MX Joseph, South : Property in Sy. No.52.

Reserve Price : Rs.1,25,00,000/-

(Rupees One Crore Twenty Five Lakh only)

Schedule - B : (Property Owned by Mrs. Eizabeth Raphael, W/o. K.V. Raphael,

Mr. Biney Raphael, S/o. K.V. Raphael & Ms. Nirmala Rani, D/o. K.V. Raphael)

11 Cents of land in Sy. No.52/2 of Rameswaram Village, Ernakulam District, Kochi Sub-District with the following boundaries : East : Nazareth Road, West : Nazareth Church Complex, North : Nazareth Church Complex, South : Bapu Asan Road.

Reserve Price : Rs.90,00,000/-

(Rupees Ninety Lakh only)

RE-AUCTION DETAILS

Date of Re-Tender-cum-Auction Sale	Venue
04-07-2024	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, 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 : 12-06-2024

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