



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 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.10,58,37,821/- (Rupees Ten Crore Fifty Eight Lakh Thirty Seven Thousand Eight Hundred and Twenty One only)** as on 23-06-2024 together with further interest to be charged from 24-06-2024 onwards and other expenses, any other dues to the Bank by the borrowers / guarantors No.1) M/s. Amritha Agencies, 49/25TC, Pharma Arcade, Parayil Road, Second Lane, Ernakulam, Kerala - 682026. Also at, M/s. Amritha Agencies, Door No.34/1296A, Old Door No.49/144B4, Elamakkara, Ernakulam - 682026. No.2) Mr. Ramesh P K, S/o. TK Kunjappan, No.49/257 C3, Pharma Arcade, Parayil Road, Second Lane, Elamakkara Post, Ernakulam - 682026. Also at, Mr. Ramesh P K, S/o. TK Kunjappan, No.6, Kadaksham, Vaduthala, Ernakulam - 682023. No.3) Mrs. Neena T M, W/o. Ramesh PK, No.49/257 C3, Pharma Arcade, Parayil Road, Second Lane, Elamakkara PO, Ernakulam - 682026. Also at, Mrs. Neena T M, W/o. Ramesh P K, No.6, Kadaksham, Vaduthala, Ernakulam - 682023. No.4) Mrs. Sini V, W/o. TK Jain, Old No.45/2180D, New No.73/404, Devi Kadaksham, Green Gardens, Karshaka Road, Vaduthala, Ernakulam - 682023. No.5) Mrs. Rathi K K, W/o. T K Kunjappan, No.6, Kadaksham, Vaduthala, Ernakulam - 682023. No.6) Mr. T K Jain, S/o. T K Kunjappan, Old No.45/2180 D, New No.73/404, Devi Kadaksham, Green Gardens, Karshaka Road, Vaduthala, Ernakulam - 682023. No.7) M/s. Medilife Pharmaceuticals, No.49/257 C1, Pharma Arcade, Parayil Road, Second Lane, Elamakkara Post, Ernakulam - 682023. Also at, M/s. Medilife Pharmaceuticals, Door No.34/1180, 49/257 C1, Parayil Road, Second Lane, Elamakkara - 682026. No.8) M/s. Pharma Hub, No.10/369 Asarukudiyil Building, Library Road - 10, Adimaly Post, Idukki - 685561. No.9) M/s. Vacsera Pharma, No.49/257 C2 Pharma Arcade, Parayil Road, Second Lane, Elamakkara, Ernakulam - 682026. No.10) Mrs. Rajani, W/o. K.G. Nandakumar Vettath, Kanjiramattam, PO Amballur, Ernakulam - 682315.

Note : 1) That our 470-Edappally Branch has also extended Financial Assistance (OLCC : 512020010012676) dated 28-03-2017 requested by No.8 of you represented by No.3 of you as Proprietrix for which Nos.2, 3 of you stood as Co-obligants for the facility for a total amount of **Rs. 1,00,00,000/-** at a ROI of 12.50% and the outstanding balance as on 23-06-2024 is **Rs.1,33,46,733/-**.
 2) That our 470-Edappally Branch has also extended Financial Assistance (EMERGENCY CREDIT LINE SCH : 501812080073097) dated 20-07-2020 requested by No.9 of you represented by Nos. 2, 3 of you as Partners for which Nos.2, 3, 4 of you stood as Guarantors for the facility for a total amount of **Rs.17,00,000/-** at a ROI of 9.75% and the balance outstanding as on 23-06-2024 is **Rs.15,87,982/-**.
 3) That our 470-Edappally Branch has also extended Financial Assistance (EMERGENCY CREDIT LINE SCH : 501812080073296) dated 20-07-2020 requested by No.8 of you represented by No.3 of you as Proprietrix for which Nos.2, 3 of you stood as Co-obligants for the facility for a total amount of **Rs.12,00,000/-** at a ROI of 9.25% and the balance outstanding as on 23-06-2024 is **Rs. 11,66,497/-**.
 4) That our 470-Edappally Branch has also extended Financial Assistance (OLCC : 512020010010725) dated 15-04-2021 requested by No.9 of you represented by Nos. 2, 3 of you as Partners for which Nos.2, 3 of you stood as Co-obligants and Nos. 2, 3, 4, 5 of you stood as Guarantors for the facility for a total amount of **Rs.85,00,000/-** at a ROI of 10.75% and the outstanding balance as on 23-06-2024 is **Rs.1,11,69,122/-**.

Immovable Properties Mortgaged to our Bank
Schedule - A : (Property Owned by Mr. Ramesh P K, S/o. TK Kunjappan, Mrs. Neena T M, W/o. Ramesh PK)
 All that piece and parcel of the Property in an Area of 2.99 Ares (6.70 + 0.698 Cents) of land along with Building Number 46/875, 46/875A, under Sy. No. 927/23 situated in Cheranalloor Village, Kanayanoor Taluk, Vaduthala Desom, Ernakulam District with the following boundaries: As per Sale Deed for 6.70 Cents dated 18-03-2005: East: Property of Mariamma, West: Road, North: Road, South: Drainage. As per Sale Deed for 0.698 Cents, dated 28-03-2008: East: Property of Ramesh P.K and Neena T.M., West: Property of Paulose, North: Road, South: Drainage. As per Location Sketch for 2.99 Ares dated 28-10-2015, East: Property of Babu, West: Property of Paulose, North: Road, South: Road.

Reserve Price : Rs.85,00,000/- (Rupees Eighty Five Lakh only)

Schedule - B : (Property Owned by Mr. Ramesh P K, S/o. TK Kunjappan, Mrs. Neena T M, W/o. Ramesh PK)
 All that piece and parcel of the Property including Land along with Building Numbers 49/726, 49/726C2, 49/726C, 49/726C1 in an extent of 4.05 Ares, located at Sy. No.185/16 in Edappally South Village, Kanayanoor Taluk, Ernakulam District with the following boundaries: East - Property of Raji, West - Puthukkalavattom Road, North - Krishna Lane, South - Property of Raghunath.

Reserve Price : Rs.1,75,00,000/- (Rupees One Crore Seventy Five Lakh only)

Schedule - C : (Property Owned by Mrs. Neena T M, W/o. Ramesh PK)
 All that piece and parcel of the immovable property with 1/60th of undivided share over 8.40 Ares of land comprised in Sy.No. 1183 and 1189, Re.Sy.No.844/11, Re.Block. 5 with the building 200 sq.ft, Door Number:AGP.11/565F(6) including all appurtenances and improvements thereon, in First Floor of Mannamkandam Village, Devikulam Taluk, Idukki

District with the following boundaries: East: Library Road, West: Property of Cherumkuzhy, North: Property of Varikkat Sunny, South: Canal.

Reserve Price : Rs.7,00,000/- (Rupees Seven Lakh only)

Schedule - E : (Property Owned by Mrs. Sini V, W/o. TK Jain)
 All that piece and parcel of the immovable property with 1/60th of undivided share over 8.40 Ares of land comprised in Sy.No. 1183 and 1189, Re.Sy.No.844/11, Re.Block. 5 with the building of 200 sq.ft., Door Number : AGP.11/565F(5) including all appurtenances and improvements thereon, in First Floor of Mannamkandam Village, Devikulam Taluk, Idukki District with the following boundaries: East: Library Road, West: Property of Cherumkuzhy, North: Property of Varikkat Sunny, South: Canal.

Reserve Price : Rs.8,00,000/- (Rupees Eight Lakh only)

Schedule - F : (Property Owned by Mr. Ramesh P K, S/o. TK Kunjappan)
 All that piece and parcel of the Property with Land and building with Door No.49/249 in an Area of 2.88 Ares under Sy.No. 193/26A/7 including all appurtenances and improvements thereon. The Property situated Edappally, South Village, Kanayanur Taluk, Elamakkara Desom, Ernakulam District with the following boundaries: East: Property of Vaidhyathanan, West: Property of Ramachandran and Drainage, North: Property of Sobha, South: Road and Drainage.

Reserve Price : Rs.85,00,000/- (Rupees Eighty Five Lakh only)

Schedule - G : (Property Owned by Mr. Ramesh P K, S/o. TK Kunjappan, Mrs. Neena T M, W/o. Ramesh PK)
 All that piece and parcel of the Property in the extent of 3.75 Ares with land and building in Sy.No.193/26A/1 situated at Edappally, South Village, Kanayanur Taluk, Elamakkara Desom, Ernakulam District with the following boundaries: East - Corporation Road, West - Property of Raghunathan, North - Private Road, South - Property of Sasidharan.

Reserve Price : Rs.1,45,00,000/- (Rupees One Crore Forty Five Lakh only)

Schedule - I : (Property Owned by Mr. Ramesh P K, S/o. TK Kunjappan)
 All that piece and parcel of the Property with land and 49/257C (34/1179), 49/257C1 building with Door No.(34/1180), 49/257C2 (34/1181), 49/257C3 (34/1182) in an Area of 1.22 Ares (2.75 + 0.25 Cents) under Sy.No. 193/ 26A/2/20 and 193/26A/2/24 including all appurtenances and improvements there on. The Property situated in Edappally South Village, Kanayanoor Taluk, Elamakkara Desom, Ernakulam District with the following boundaries: East: Property of Geetha, West: Road, North: Property of Indiramma, Manoj Kumar, Maya K Nair, South: Property of Ramachandran Pillai.

Reserve Price : Rs.64,00,000/- (Rupees Sixty Four Lakh only)

RE-AUCTION DETAILS	
Date of Re-Tender-cum-Auction Sale	Venue
06-12-2024	City Union Bank Limited, Edappally Branch, Door No.34/2284A, NH-47, Edappally South, Mamangalam, Palarivattom (Post), Kochi, Ernakulam, Kerala - 682025. Telephone No.0484-2534080, Cell No.9388290601.

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, Edappally Branch, Door No.34/2284A, NH-47, Edappally South, Mamangalam, Palarivattom (Post), Kochi, Ernakulam, Kerala - 682025.** (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.0484-2534080, Cell No.9388290601.** (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 : 14-11-2024 **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**

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