



# 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.64,35,086/- (Rupees Sixty Four Lakh Thirty Five Thousand and Eighty Six only)** as on **13-02-2025** together with further interest to be charged from **14-02-2025** onwards and other expenses, any other dues to the Bank by the borrowers / guarantors **No.1) M/s. Growide, Represented by its Proprietor Manu Nair, Madhavamangalam Building, Azadh Lane, Thirunakkara, Kottayam - 686001. No.2) Mr. Manu Nair, S/o. N. Pradeep Kumar, Madhavamangalam Building, Azadh Lane, Thirunakkara, Kottayam - 686001. No.3) Mr. N. Pradeep Kumar, S/o. Mr. Narayana Pillai, Madhavamangalam Building, Azadh Lane, Thirunakkara, Kottayam - 686001. No.4) Mrs. Sreedevi P K, W/o. N. Pradeep Kumar, Madhavamangalam Building, Azadh Lane, Thirunakkara, Kottayam - 686001**

### Immovable Properties Mortgaged to our Bank

#### Schedule - A : (Property Owned by Mrs. Sreedevi P K, W/o. N. Pradeep Kumar)

All the piece and parcel of the said Property having an extent of 40.47 Ares, in Re.Survey No.107/1-1, in Old Survey No 95/1/5/6, Block No.23, in Vazhoor Village, Changanassery Taluk, Kottayam. Boundaries : East - Property of Kizhakkemadom, South - Property of Sunil, West - Property of Thankachan, North - Road & Property of Hema Rajeev.

**Reserve Price : Rs.40,00,000/-**  
(Rupees Forty Lakh only)

#### Schedule - B : (Property Owned by Mrs. Sreedevi P K, W/o. N. Pradeep Kumar)

All this part and parcel of the said Property having an extent of 29.53 Ares of land comprised in Re-Survey No.107/1, in Re-Survey Block No.23 of Vazhoor Village, Changanacherry Taluk, Kottayam District. As per location sketch. Boundaries : East - Own Property, South - Property of Vallikattu Chandrahasan, West - Road, North - Property of Vallikattu Narayanan.

**Reserve Price : Rs.28,00,000/-**  
(Rupees Twenty Eight Lakh only)

### RE-AUCTION DETAILS

Date of Re-Tender-cum-Auction Sale	Venue
<b>07-03-2025</b>	<b>City Union Bank Limited, Kottayam Branch, No.526 D, Ward No-XVII, Marwa Square, Near Riya Stores, Temple Road, Thirunakkara, Kottayam - 686001. Telephone No.0481-2300580, Cell No. 9387655101.</b>

### 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, Kottayam Branch, No.526 D, Ward No-XVII, Marwa Square, Near Riya Stores, Temple Road, Thirunakkara, Kottayam - 686001.** (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.0481-2300580, Cell No. 9387655101.** (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 : 15-02-2025

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 20 cm. (Kalyan)  
D:\2025\CUB\Feb\_25\CUB\_Ten\Growide\_(Sch.B.C)\_ (Re\_Ten)\_ (Kottayam)\_ (Eng)\_ 15-02-2025