



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.1,04,44,278/- (Rupees One Crore Four Lakh Forty Four Thousand Two Hundred and Seventy Eight only)** as on **25-03-2025** together with further interest to be charged from **26-03-2025** onwards, other expenses and any other dues to the bank by the borrowers / guarantors **No.1) M/s. Southland Constructions India Pvt. Ltd., No.7A/B, BKR Nagar, Sathy Road, Opposite to Omni Bus Stand, Coimbatore - 641012. No.2) Mr. V. Unni Krishnan, S/o. Mr. CPG Panicker, TF/1, D - Block, Raman's Janakpuri Apartment, CK Colony Road, Coimbatore - 641044. No.3) Mrs. V. Sunitha, W/o. Mr. V. Unni Krishnan, TF/1, D - Block, Raman's Janakpuri Apartment, CK Colony Road, Coimbatore - 641044.**

Notes:- 1) That our **078 - Coimbatore-PN Palayam Branch** has also extended Financial Assistance (CUB OSL SPECIAL-BR : 501812080083506) dated **14-12-2021** requested by No.1 of you represented by No.2 of you as Director for which Nos.1, 2 & 3 of you stood as Guarantor for the facility for a Total Amount of **Rs.25,00,000/-** at a ROI of **13.50%**. The same has been also classified as NPA on **29-12-2021** and the outstanding balance as on **25-03-2025** is **Rs.40,55,882/-** plus further interest and penal interest of **2.00%** with monthly rests to be charged from **26-03-2025** till the date of realization

2) That our **078 - Coimbatore-PN Palayam Branch** has also extended Financial Assistance (CUB OSL SPECIAL-BR : 501812080081145) dated **29-09-2021** requested by No.1 of you represented by No.2 of you as Director for which Nos.1, 2 & 3 of you stood as Guarantor for the facility for a Total Amount of **Rs.11,15,000/-** at a ROI of **12%**. The same has been also classified as NPA on **29-12-2021** and the outstanding balance as on **25-03-2025** is **Rs.15,31,531/-** plus further interest and penal interest of **2.00%** with monthly rests to be charged from **26-03-2025** till the date of realization.

Immovable Properties Mortgaged to our Bank

Schedule - C : (Property Owned by Mr. V. Unni Krishnan, S/o. Mr. CPG Panicker)

The Site together with the superstructure now existing and to be putup thereon in Malappuram District, Tanur Sub-District, Tirur Taluk, Tanur Farkha, Pariyapuram Village, Rayirimangalam Amsom, Rayirimangalam Desom, Garden Land Classification, Jenmam right, Old Survey No. 250/6, Re-Survey No. 228/47 Part Re-Survey Block No.1, Item No.1, Extent : 4.24 are (10.47 Cent) Description : The Property comprised in Re-Survey 228/47 Part in Block No. 1 Vellathoor Parambil Kizhakke Ohariyil Thekke Khannam Parambil Thekke Khannam of Item No. 3 in the Partition Deed. Measurements : East-West - North : 84 feet, South : 79 feet, South-North - East : 56 feet, West : 56 feet. Boundaries : East : Item Nos. Vellathoor thazham filled Property, South : Takh 2 of Item No. 1 in the Partition Deed. West : Item No. 2 Property, North : Item No. 3 in the Partition Deed. Item No. 2 : 2.10 are (only 1/7 undivided share right) Description : Vellathoor Parambil Kizhakke Ohariyil Vadakke Khannam and Thekke Khannam and Pura Nikunna Ohariyude Vadakke Khannam. Boundaries : East : Item Nos. 1, 2, 3, 4 & 7 of A-Schedule and C-Schedule Kavu Property and Old Way South : Panchayat Mud Road. West : Item No. 2 and C-Schedule Kavu Property. North : Pullisseray Paramba.

Schedule - D : (Property Owned by Mr. V. Unni Krishnan, S/o. Mr. CPG Panicker)

The Site together with the superstructure now existing and to be putup thereon in Malappuram District, Tanur Sub-District, Tirur Taluk, Tanur Farkha, Pariyapuram Village, Rayirimangalam Amsom, Rayirimangalam Desom, Garden Land Classification, Jenmam right, Old Survey No. 250/6, Re-Survey No. 228/13 (228/46 Part as per the New Re-Survey Adalath Certificate from the Village Office) Re-survey Block No. 1, Item No. 1 - Extent 4.44 are Description : The Property Comprised in Re-Survey No.228/13-in Block No. 1, Item No. 7 of Schedule-A of the Partition Deed. Boundaries : East : Vellathoor Thazham filled Property, South : Item No. 3 of the Partition Deed, West : Item No. 2 and C-Schedule Property, North : Pullisseray Paramba C-Schedule Property. Item No. 2 : 2.10 are (Only 1/7 undivided share right) Description : Vellathoor Parambil Kizhakke Ohariyil Vadakke Khannam and Thekke Khannam and Pura Nikunna Ohariyude Vadakke Khannam. Boundaries : East : Item Nos. 1, 2, 3, 4 & 7 of A-Schedule and

C-Schedule Kavuv Property and Old Way, South : Panchayat Mud Road, West : Item No. 2 and C-Schedule Kavuv Property, North : Pullisseray Paramba C-Schedule Property.

Schedule - E : (Property Owned by M/s. Southland Constructions India Pvt. Ltd.)

Malappuram District, Tanur Sub-District, Tirur Taluk, Pariyapuram Rayirimangalam Village / Amsom, Rayirimangalam Desom, Tanur 21 Panchayat / Ward, 1 Re-Survey Block No. 228, Re-Survey No. 46- Re-Survey Sub-Division 250-Old Survey No.6-Old Sub-Division 250- Old Survey No. 6-Old - Sub-Division 4.15 extent Hec./Are 415 Sq.M. Jenmam, Dry land Right an tenure Nil Thandaper No. of the executant as per Revenue Records, Nil Thandaper No. of the claimant as per Revenue Records. The Property Comprised in Re-survey Two Hundred Forty Eight / Forty Six in Block No.1 of Village within the boundaries below owned by the vendor as per Document No.1214/2000 of SRO, Tanur. Vellathoor Thazham Filled and planted Property - East Item No. 7 of Partition Deed-North B - Schedule Pathway-West Item No. 4 of partition Deed-South Item No. 2 In the same Village and Survey No above, an extent of 2.12 Are or 212 Sq.Mt. item No. 1 of Schedule - B of the said partition deed 1 out of 7 share of two point one two ares, Item Nos.1, 2, 3, 4 & 7 of A- Schedule and C- Schedule Kavuv Property of the Partition Deed pullisseray paramba Item No. 5, 6 of the partition Deed 8, 2, 9 & 10 item of previous partition Deed and Public way, Private Road.

Reserve Price : Rs.57,00,000/-
(Rupees Fifty Seven Lakh only) (For Schedule C, D & E)

RE-AUCTION DETAILS

Date of Re-Tender-cum-Auction Sale	Venue
27-06-2025	City Union Bank Limited, Palghat Branch, 13/697(7), Premier Tower, Opp. Sai Service, Coimbatore Road, Kalmadampam, Palghat, Kerala - 678001. Telephone No.0491-2528151, Cell No.9387284821.

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, Palghat Branch, 13/697(7), Premier Tower, Opp. Sai Service, Coimbatore Road, Kalmadampam, Palghat, Kerala - 678001.** (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.0491-2528151, Cell No.9387284821.** (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 : 28-05-2025

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 : 16 x 17 cm.