

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.1,11,39,042/- (Rupees One Crore Eleven Lakh Thirty Nine Thousand and Forty Two only)** as on **18-06-2025** together with further interest to be charged from **19-06-2025** onwards and other expenses, any other dues to the Bank by the borrowers / guarantors **No.1) M/s. B M Vegetables, XVIII, 150 4F, General Market, Aluva, Ernakulam, Kerala - 683101. No.2) Mr. Manesh Mathew, S/o. Mathew, No.31, Thonithara House, 16 Masjid Road, Aluva, Ernakulam, Kerala - 683101. No.3) Mrs. Anu Varghese, W/o. Manesh Mathew, No.31, Thonithara House, 16 Masjid Road, Aluva, Ernakulam, Kerala - 683101**

Immovable Properties Mortgaged to our Bank

Schedule - A : (Property Owned by Mr. Manesh Mathew, S/o. Mathew & Mrs. Anu Varghese, W/o. Manesh Mathew)

1.21 Ares of land with Residential Building GF/FF/SF to an extent of 72.22,74.68 Sq.m. respectively in Sy. No.230/4, Re. Sy. No.47, Block No.78, Aluva West Village, Aluva Desom, Aluva Taluk, Aluva Sub-district, Ernakulam District with the following boundaries : East : Property of Rajan, North : Pathway, South : Property of Francis, West : Pathway.

Schedule - B : (Property Owned by Mr. Manesh Mathew)

0.21 Ares of land in Sy. No.230/4 Re. Sy. No.47, Block No.78, Aluva West Village, Aluva Desom, Aluva Taluk, Aluva Sub-District, Ernakulam District with the following boundaries : East : Property of Rajan, North : Property of Manesh and Anu, South : Pathway, West : Road.

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

(Rupees Ninety Lakh only) (for Schedule-A & B)

RE-AUCTION DETAILS

Date of Re-Tender-cum-Auction Sale	Venue
19-09-2025	City Union Bank Limited, Aluva Branch, Peringhat Tower, Building No.XXI/309(1), Aluva Karothukuzhi-Ernakulam Road, Opp. to Sastha Temple Aluva, Ernakulam - 683101. Telephone No.0484-2632383, Cell No.9388290599.

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, Aluva Branch, Peringhat Tower, Building No.XXI/309(1), Aluva Karothukuzhi-Ernakulam Road, Opposite to Sastha Temple Aluva, Ernakulam - 683101.** (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.0484-2632383, Cell No.9388290599.** (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 : 28-08-2025

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