



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 29 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.7,71,48,895/- (Rupees Seven Crore Seventy One Lakh Forty Eight Thousand Eight Hundred and Ninety Five only)** as on **16-11-2023** together with further interest to be charged from **17-11-2023** onwards, other expenses and any other dues to the bank by the Borrowers / Guarantors **No.1) M/s. Southern Associates, President Bazaar Road, Kuruppam Road, Thrissur - 680001. Also at M/s. Southern Associates, Ground Floor, Hotel Pooram International Building, Kuruppam Road, Thrissur - 680001. No.2) Mr. Balachandran, S/o. Mr. Bhaskaran Pravanam, Kochattil House, Kizhakkumpattukara, Thrissur - 680005. No.3) Mr. Sree Kumar, S/o. Mr. Bhaskaran, Kochatil House, Mukkattukara, Thrissur - 680651. No.4) Mrs. Mahedhu Pyavi Purushothaman, W/o. Mr. Purushothaman, Represented by POA holder Mr. Sree Kumar, Kochatil House, Mukkattukara, Thrissur - 680651. No.5) Mrs. Sree Rekha, W/o. Mr. Balachandran Pravanam, Kochattil House, Kizhakkumpattukara, Thrissur - 680005. No.6) Mrs. Sree Kumari, W/o. Mr. Sree Kumar, Kochatil House, Mukkattukara, Thrissur - 680651. No.7) Mr. Gopalakrishnan, S/o. Mr. Bhaskaran, Kochatil House, Mukkattukara, Thrissur - 680651.**

Notes:- 1) That our **123 - Thrissur Branch** has also extended Financial Assistance (CUB OSL SPECIAL - BR : 501812080056146) dated **26-09-2019** requested by **No.2** of you for which **No.5** of you stood as Co-obligant and **Nos.2, 7, 5 & 6** of you stood as Guarantors for the facility for a total amount of **Rs.77,00,000/-** at a ROI of **13.75%** and the balance outstanding as on **16-11-2023** is **Rs.60,67,702/-**.

2) That our **123 - Thrissur Branch** has also extended Financial Assistance (CUB OSL SPECIAL - BR : 501812080062402) dated **27-03-2020** requested by **No.2** of you for which **No.5** of you stood as Co-obligant and **Nos.2, 5, 6 & 7** of you stood as Guarantor for the facility for a total amount of **Rs.37,00,000/-** at a ROI of **12.50%** and the balance outstanding as on **16-11-2023** is **Rs.60,87,858/-**.

Immovable Properties Mortgaged to our Bank

Schedule - A : (Property Owned by Mr. Balachandran, S/o. Bhaskaran Pravanam)

18.21 Ares in Sy No.473/2 Part of Nettisery Village, Thrissur Taluk, Thrissur District with all improvements thereon. The boundaries are : East : Property of Raman Nair and Chal, South - Property of Kochattil House, West - Property of Sarojini Amma and Koamalam, North - Property of Sivaraman @ Sreekumar.

Reserve Price : Rs.1,10,00,000/-

(Rupees One Crore Ten Lakh only)

Schedule - B : (Property Owned by Mrs. Sree Kumari, W/o. Mr. Sree Kumar and Mrs. Sree Rekha, W/o. Mr. Balachandran Pravanam)

1.62 Ares of Property in Sy.No.473/2 Part of Nettisery Village, Thrissur Taluk, Thrissur District with all improvements thereon. The boundaries are : East - Road, South - Property of Raveendranathan, West - Property of Balachandran & Others, North - Property of Manoj and Others.

Reserve Price: Rs.20,00,000/-

(Rupees Twenty Lakh only)

Schedule - C : (Property Owned by Mrs. Sree Rekha, W/o. Mr. Balachandran Pravanam)

3.32 Ares, 4.05 Ares, 4.05 Ares and 2.02 Ares of Property in Sy No.58/3, 58/3, 59/3 and 59/3 respectively of Ezhikkara Village, Parur Taluk, Ernakulam District with all improvements thereon with a right of Vazhi. The boundaries are : East : Property of Chandramathi, South : Property of Krishnankutty & Variath, West : Property of Sreelatha, North : Property of Sreekumari.

Schedule - D : (Property Owned by Mrs. Sree Kumari, W/o. Mr. Sree Kumar)

10.32 Ares of Property in Sy.No.58/3 and 3.24 Ares in Sy.No.59/3 of Ezhikkara Village, Parur Taluk, Ernakulam District with all improvements thereon with a right of Vazhi. The boundaries are East : Property in Sy.No.50/1, South : Property of Sreereka, West : Property of Sreedevi and Chandramathi Amma, North : Property of Joseph and Sumathi.

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

(Rupees One Crore Twenty Five Lakh only) (For Schedule - C & D)

Schedule - E : (Property Owned by Mr. Balachandran, S/o. Mr. Bhaskaran Pravanam)

1.21 Ares in Sy.No.2023/5 Part of Thrissur Village, Thrissur Taluk, Thrissur District with all improvements thereon. The boundaries are : East : Road and Balance Property, South : Property of Pushpa, West : Property of Devaki S Menon, North : Property of Abubacker and Balance Property.

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

(Rupees One Crore Twenty Five Lakh only)

RE-AUCTION DETAILS

Date of Re-Tender-cum-Auction Sale	Venue
11-12-2023	City Union Bank Limited, Thrissur Branch, 29/722/1, A.R.Tower, (Opp. Thiruvambady Temple), Shoranur Road, Thrissur - 680022. Telephone No.0487-2323058, Cell No.9349030556

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, Thrissur Branch, 29/722/1, A.R. Tower, (Opp. Thiruvambady Temple), Shoranur Road, Thrissur - 680022.** (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.0487-2323058, Cell No.9349030556.** (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 : 18-11-2023

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