CITY UNION BANK LIMITED

Credit Recovery and Management Department,
Administrative Office : No. 24-B, Gandhi Nagar, Kumbakonam - 612 001.
Email : crmd@cityunionbank.in, Ph: 0435-2402322 Fax: 0435-2431746

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY/IES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provise to Rule 8 (6) & 9 (1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the Public in general and in particular to the Borrower (s), Guarantor (s) and/or Mortgagor (s), that the below described immovable property mortgaged/charged to City union bank ("Secured Creditor"), the **Physical Possession** of which has been taken by the Authorised Officer of City Union Bank Ltd (Secured Creditor) will be sold on **"AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS"** on **23.11.2026** for recovery of **Rs.1,80,19,235/- (Rupees One Crore Eighty Lakh Nineteen Thousand Two Hundred and Thirty Five Only)** as on **25.10.2026** due to the City Union Bank Ltd (Secured Creditor), from

1. M/S. National Infrastructure 31/321A, SA Road, Vytilla Po, Ernakulam-682 019. **2. Mr. Subin Joseph** S/o. P X Joseph, Puliyanath house, XVIII/2386, Pallichal Road, Thoppumpady, Cochin-682 005. **3. Mrs. Joby Raphel** W/o. Subin Joseph, Puliyanath house, XVIII/2386, Pallichal Road, Thoppumpady, Cochin-682 005. **4. Mr. Sunil Joseph** S/o. P X Joseph, Puliyanath house, XVIII/2386, Pallichal Road, Thoppumpady, Cochin-682 005.

The Reserve Price, the Earnest Money Deposit and other details are mentioned below:

Last Date and Time of Submission of EMD	**21.11.2026** **Time : 04.00 PM**
Date and Time of E-Auction Sale	**23.11.2026** **Schedule A : Time : 12.00 Noon - 01.00 PM** **Schedule B : Time : 01.00 PM - 02.00 PM** **Schedule C : Time : 02.00 PM - 03.00 PM**
Place of submission of EMD bid form and Contact Details	**Schedule A : City Union Bank Limited Ernakulam Branch, Door No. 61/181 A1 Ground Floor, Chakiat Estate, Church Landing Road, Near Pallimukku Junction, Ernakulam-682 016.** **Email: balaji.n@cityunionbank.in** **Cell No: 8925976139, 9846082939** **Schedule B : City Union Bank Limited Thripunithura Branch, Kanneth Building, Near Govt. Hospital, Thripunithura, Ernakulam-682 301.** **Email: balaji.n@cityunionbank.in** **Cell No: 8925976139, 9846082939** **Schedule C : City Union Bank Limited Kottayam Branch, No. 526 D, Ward No. XVII, Marwa Square, Near Riya Stores, Temple Road, Thirunakkara, Kottayam-686 001.** **Email: balaji.n@cityunionbank.in** **Cell No: 8925976139, 9846082939**
Reserve Price	**Schedule A : Rs.1,09,00,000/- (Rupees One Crore Nine Lakh Only** **Schedule B : Rs.77,00,000/-(Rupees Seventy Seven Lakh Only)** **Schedule C : Rs.34,00,000/-(Rupees Thirty Four Lakh Only)**
EMD 10 % of Reserve Price	**Schedule A : Rs.10,90,000/- (Rupees Ten Lakh Ninety Thousand Only** **Schedule B : Rs.7,70,000/-(Rupees Seven Lakh Seventy Thousand Only)** **Schedule C : Rs.3,40,000/-(Rupees Three Lakh Forty Thousand Only)**
Bid Multiplier	**Schedule A : Rs.5,00,000/-(Rupees Five Lakh Only)** **Schedule B : Rs.1,00,000/-(Rupees One Lakh Only)** **Schedule C : Rs.25,000/-(Rupees Twenty Five Thousand Only)**
Portal of E-auction	**www.auctionbazaar.com**

SCHEDULE OF PROPERTY/IES

Immovable Property Mortgaged to our Bank

Schedule - A Property Owned By Mrs. Joby Raphel

Land to an extent of 6.77 ares in Sy No. 325/5A, in Ernakulam District, Alangad Sub District, Parur Taluk, Varapuzha Village, Thundathumkadavu Desom with the following boundaries: East : PWD Road, South : Property of Babuji and Pulikkal, West : Property of Pavana Padmanabha Panicker, North : Property of Pavana Padmanabha Panicker and others along with superstructure putup thereon.

Encumbrances-Nil.

Schedule - B

Property Owned By Mr. Subin Joseph and Mr. Sunil Joseph

Land to an extent of 12.14 ares In Sy. No. 189/3-2, 4.46 ares in Sy. No. 189/3-3, 6.88 ares in Sy No. 190/6A together with building bearing Pattanakad Grama Panchayath Door Nos. 9/418B, and 9/418 C in Alappuzha District, Pattanakad Sub District, Cherthala Taluk, Pattanakad Village, with the following boundaries: As in Location Sketch No. 465/18: East : Property of Sasi and walkway, South : Walkway, West : Kavu, Walkway and property of Mukesh, North : Property of Dinesan, Parameswaran and road along with superstructure putup thereon.

Encumbrances-Nil.

Schedule - C

Property Owned By Mr. Subin Joseph

Land to an extent of 5.67 ares in Sy. No. 1437/2, Re. Sy. No. 190/21/1, and 0.61 ares in Sy. No. 1437/1, Re. Sy. No. 190/21; Block No. 15 in Kottayam District, Kanjirapally Sub District, Kanjirapally Taluk, Chirakkadavu Village with the following boundaries: East : Panchayath Road, South : Private way, West : Property of Salim, North : Property of Karikunnel, along with superstructure putup thereon.

Encumbrances-Nil.

For Detailed Terms and Conditions of the Sale please refer to the link provided in our bank website: **www.cityunionbank.bank.in**

Place : Kumbakonam, Date : 27.10.2026 **Authorised Officer**

TERMS AND CONDITIONS

1) E- Auction will be conducted through e-auction platform https://www.auctionbazaar.com

2) The intending bidders need to register their names at portal https://www.auctionbazaar.com and get their user-id and password free of cost. Prospective bidders may avail online training on E-Auction from the service provider Agency M/s. "Auctionbazaar.com (AUCTIONBAZAAR.COM PVT LTD)", Support Number : +91 8370969696, Email ID:contact@auctionbazaar.com, Alternate Contact – Satish Maurya: +91 7207941010, Email ID: satish@auctionbazaar.com, Auction portal - https://www.auctionbazaar.com Address:- AUCTIONBAZAAR.COM PVT LTD (Auctionbazaar.com) 6-3-1090/1/1, II Floor, Part B, Uma Hyderabad House Rajbhavan Road, Somajiguda, Hyderabad – 500082 Telangana, India

3) For participating in E-auction, intending bidders have to deposit a refundable Earnest Money Deposit (EMD) of 10% of Reserve Price by way of DD/pay order favoring "City Union Bank Ltd.,".

4) After Online Registration, the intending bidder should submit the duly filled in bid forms (format available in the above website https://www.auctionbazaar.com along with DD towards EMD in a sealed cover as "Tender/Bid for property purchase pertaining to the account and duly mentioning the amount offered for purchase shall be submitted to the Authorised Officer, City Union Bank ltd., to the address in the paper publication on or before the date and time mentioned in the paper publication. The bid form shall be accompanied with attested copy of the photo identity, address proof of the bidder, as may be acceptable to the Bank, along with attested copy of the PAN Card.

5) Bids once made shall not be canceled or withdrawn. All bids made from the user ID given to the bidder will be deemed to be have been made by him alone.

6) During the online bidding, if multiple bidders submit bid for the property, opportunities will be given for all the bidders to complete with the highest bidder, Inter-se bidding among the qualified bidders shall start from the highest bid quoted by the qualified bidders. During the process of interse bidding, there will be unlimited extension of "05 minutes" i.e. the end time of E-auction shall be automatically extended by 05 minutes each time if bid is made within 05 minutes from the last extension.

7) In case the bidder is a company, a copy of the resolution passed by the Board of Directors authorizing the representative bidder to participate in the auction on behalf of the Company should be submitted.

8) For inspection of the property and other particulars, the intending purchaser may contact the Authorised Officer at the contact numbers provided in the paper publication.

9) The property/ies are sold on "As- is- where- is" , "As-is-what-is" ,"whatever there is" and without any recourse basis. The successful bidder shall have no claim whatsoever against City Union Bank ltd after confirmation of sale.

10) To the best of the knowledge and information of the Authrosied officer, no other encumbrance exists on the mortgaged property expect as disclosed. However, it is responsibility of the bidders to conduct their own independent due diligence and satisfy themselves about the Secured Asset, including its specifications, the legality of the title deeds, revenue records, other documents, the nature, description, condition, encumbrance, lien, charge, statutory dues, etc over to the said Secured Asset before participating in the auction and further no correspondence/ query will be entertained by Authorised officer.

11) The Authorised Officer shall have all the powers to accept or reject the bids or postpone or modify or cancel the sale without assigning any reason whatsoever.

12) The Authorised Officer is at liberty to accept the highest bid amount and confirm the sale in favour of the highest bidder or reject the same without assigning any reason.

13) Decision of the Authorised officer regarding declaration of successful bidder shall be final and binding on all the bidder/s.

14) The successful bidder shall deposit 25% of the bid amount (including the EMD amount) immediately on the same day or not later than next working day, failing which the EMD/any part amount remitted by the bidder shall be forfeited without any notice by Authorised officer of the Bank, as the case may be on the remittance of 25% of bid amount, the confirmation of sale will be issued by Authorised officer in his / her favour of the successful bidder through e- mail / Address specified in the bid form.

15) The EMD of unsuccessful bidders will be returned to the bidders only.

16) The balance 75% of the bid amount shall be paid by the successful bidder within 15 days from the date of sale by RTGS/NEFT/fund transfer to the credit of account number specified by the Authorised officer or by DD/pay order favoring "City Union Bank Ltd." to the Authorized Officer, to the address mentioned in the paper publication, failing which the amount deposited by the successful bidder shall be forfeited automatically without any notice by the Authorised officer and the Bank will be at liberty to sell the property once again and the defaulting purchaser shall forfeit all claims to the property.

17) The successful bidder/tenderer shall bear all the legal/incidental expenses like stamp duty, registration fees, local taxes, and any other outstanding/overdue statutory dues, water and electricity dues, etc. including those having priority under any law for the time being in force. The property may be subject to pending litigation, claims, or proceedings before any Court, Tribunal, or Authority of City Union Bank Ltd., shall not be responsible for the same.

18) The City Union Bank ltd is not liable to pay any interest/ refund EMD or any such amount in case of any delay in issue of confirmation of sale/ Sale certificate by virtue of any Court Order received after auction is completed or any other reasons whatsoever.

19) Sale certificate will be issued by the Authorised officer in favor of the successful bidder only upon deposit of entire purchase price/bid amount and furnishing the necessary proof in the respect of payment of all taxes/charges.

20) Participation in the E-Auction/ Tender Cum Auction sale shall be deemed unconditional acceptance of all terms and conditions. Objection shall not be entertained after bid submission.

21) In case Holiday is declared as on date of auction by statutory authorities, the auction will be postponed to the next working day respectively, at the specified time.

22) In an event of failure of the E-Auction/ Tender cum auction Sale for the want of bids or otherwise or for any other reason, the Authorised Officer can enter into a private treaty for sale of the property, as a whole or any part thereof, with the proposed purchaser or any other party providing an offer to purchase the property.,

23) In the event where a bidder is declared as the successful bidder in the e-auction / Tender cum auction sale conducted and subsequently, if the auction proceedings gets stayed and/or set aside by any Court/Tribunal, at any stage even after issuance of the sale certificate or handing over the possession. then the Bank, at the request of bidder/auction purchaser shall initiate refund of the EMD/amount so deposited by him/her. The Bank at its sole discretion will process refund the money so deposited, without any interest, damages, claims etc of whatsoever nature and no such communication shall be entertained at later stage he particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer/Secured Creditor, but the Authorized Officer/Secured Creditor shall not be answer-able for any error, misstatement or omission in this proclamation.,

24) As per Section 194-IA of the Income Tax Act, 1961, If the sale consideration exceeds Rs.50.00 lakh and above the bidder has to deduct 1% of the sale consideration and remit/deposit the said amount with Income Tax department, the challan , Form 141 evidencing deposit of Tds has to be submitted onwards to issue and register the sale certificate

25) City Union Bank Limited or its employees will not be liable for any claims from any person in respect of the property put for sale.,

26) In case there is any discrepancy between the publications of sale notice in English and Vernacular newspaper, then in such case the English newspaper will supersede the vernacular newspaper and it shall be considered as the final copy, thus remov-ing the ambiguity.

27) It is clarified that this invitation purports to invite prospective bidders and does not create any kind of binding obligation on the part of the Authorised officer to effectuate the sale.