

यूनियन बैंक
ऑफ इंडिया



Union Bank
of India

Ernakulam Main Branch, Union Bank Bhavan
M.G. Road, Ernakulam - 682035, Phone: 0484-2385209, 2355551, 2385210
cbsernakulam@unionbankofindia.com

E- AUCTION SALE NOTICE

Notice is hereby given to the public in general and to the Borrowers/ Guarantors/and Mortgagors in particular by the Authorized Officer, that the under mentioned properties mortgaged to Union Bank of India Consortium consisting of Member Banks/FIs/ARCS, taken possession under the provisions of Section 13(4) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, will be sold by E- Auction as mentioned below for recovery of under mentioned dues and further interest, charges and costs etc, as detailed below.

The property is being sold on "AS IS WHERE IS WHATEVER THERE IS AND WITHOUT RECOURSE BASIS" as such sale is without any kind of warranties and indemnities.

The under mentioned property will be sold by "Online E- Auction through website <https://ubi.auctiontiger.net>" on **12.03.2018** for recovery of an amount of **Rs.451,08,34,174.13/-** (Rupees Four Hundred and Fifty one Crores Eight lacs Thirty four Thousand one Hundred and Seventy Four and Thirteen Paise only.) as of 30.09.2017 together with interest from 01.10.2017 plus legal expenses and other charges and costs till full realization of debts. The said amount is due to the Union Bank of India Consortium consisting of Member Banks/FIs/ARCS after appropriating the sale proceeds of other secured assets namely, Plot -B, Plot -C3 & Plot -C4 in Marine Drive, Ernakulam Village and also 2.3914 Hectares & 19.42 Ares in Peroorkada Village sold in e-auction on 14.09.2017.

The Union Bank of India Consortium consisting of Member Banks / FIs/ARCs has also put up for auction another 13 items of secured assets in its possession, mentioned as Lot Nos. I to XIII of the E -Auction Sale Notice dated 28.11.2017. Of these 13 LOTs, successful bids were obtained in 8 Lots namely, Lot I, Lot II, Lot IV, Lot VIII, Lot IX, Lot X, Lot XI and Lot XIII in the E-Auction sale conducted on 15.01.2018,16.01.2018 and 17.01.2018. Sale confirmation for the said E-Auction Sale, is subject to the orders of the Hon'ble Debts Recovery Tribunal-II Ernakulam in I.A. No.70/2018 in S.A No.15/2018.

1. Name of Borrowers, Guarantors & Mortgagors with their addresses	
(1) M/s. DEWA PROJECTS PVT LTD, TC No: 25/1497, S.S. KOVIL ROAD, THAMPANOR, THIRUVANANTHAPURAM-PIN-695001,	(2) M/s. ANSU ENTERPRISES PRIVATE LTD.,(FORMERLY M/s. ANSU ENTERPRISES), NO.14, SREENAGAR, MANACAUD (P.O), THIRUVANANTHAPURAM - 695 009



1. Name of Borrowers, Guarantors & Mortgagors with their addresses	
(3) M/s. HOTEL VENUS INTERNATIONAL, REPRESENTED BY THE PROPRIETOR SRI.K. VENUGOPALAN NAIR TC No: 25/1497,S.S. KOVIL ROAD, THAMPANOOR, THIRUVANANTHAPURAM, PIN--695001.	(4) Mr. K. VENUGOPALAN NAIR, TC 6/369, CHITHIRAM, THENGUVILAKOM VATTIYOORKAVU (P.O.), THIRUVANANTHAPURAM, PIN-695013
(5) MR.K VENUGOPALAN NAIR, CHAIRMAN & MANAGING DIRECTOR, M/s. DEWA PROJECTS PVT LTD, TC NO:25/1497, S.S. KOVIL ROAD, THAMPANOOR, THIRUVANANTHAPURAM, PIN—695001	(6) MRS.SHOBHA VENUGOPALAN NAIR, DIRECTOR, M/s. DEWA PROJECTS PVT LTD, TC NO:25/1497, S.S. KOVIL ROAD, THAMPANOOR, THIRUVANANTHAPURAM,PIN—695001
(7) MS. ANU VENUGOPALAN NAIR, DIRECTOR, M/s. DEWA PROJECTS PVT LTD, TC NO:25/1497,S.S. KOVIL ROAD,THAMPANOOR, THIRUVANANTHAPURAM, PIN—695001	(8) MRS. VIJAYAKUMARI AMMA @ VIJAYA VIKRAMAN NAIR, VINITHA BHAVAN,TC 10/1250, MANNARKONAM, VATTIYOORKAVU, THIRUVANANTHAPURAM, PIN-695 013
(9) MR. VINOD KUMAR, VINITHA BHAVAN,TC 10/1250, MANNARKONAM,VATTIYOORKAVU, THIRUVANANTHAPURAM, PIN-695 013	(10) MR.VINIL KUMAR, VINITHA BHAVAN, TC 10/1250, MANNARKONAM, VATTIYOORKAVU, THIRUVANANTHAPURAM, PIN-695 013
(11) MRS. VINEETHA, VINITHA BHAVAN, TC 10/1250, MANNARKONAM, VATTIYOORKAVU, THIRUVANANTHAPURAM, PIN-695 013	(12) MRS. SUKUMARI AMMA, TC 6/369, CHITHIRAM, VATTIYOORKAVU (P.O.), THIRUVANANTHAPURAM, PIN-695 013
(13) MRS. VASANTHAKUMARI AMMA @ VASANTHA.R.NAIR, TC 6/369, CHITHIRAM, VATTIYOORKAVU (P.O.), THIRUVANANTHAPURAM, PIN-695 013	(14) MR. RAVEENDRAN NAIR, TC 6/369, CHITHIRAM, VATTIYOORKAVU (P.O.), THIRUVANANTHAPURAM, PIN-695 013
(15) MR.N.GOPALAKRISHNAN NAIR, NO.14 SREENAGAR, MANACAUD (P.O.), THIRUVANANTHAPURAM PIN-695 009	



2.	Date and time of Auction	On 12.03.2018 (Monday) between 11.00 AM and 1.00 PM with unlimited extension of "10" minutes i.e the end time of e- auction will be extended by 10 Minutes each time if bid is made within the last 10 minutes before closure of auction.
3.	Earnest Money Deposit (EMD) for Plot C5 - land, building structure and movables such as construction materials, machineries etc.	Rs.22,00,00,000/- (Rupees Twenty Two Crores only)
4.	Last date of submission of bids	08.03.2018 (Thursday) before 5.00 P.M.
5.	Reserve Price for Plot C5 - land, building structure and movables such as construction materials, machineries etc.	Rs.220,00,00,000/- (Rupees Two Hundred and Twenty Crores Only) Bifurcation of the reserve price is as follows: Value of Land :-Rs.171.47 crores; Value of Building :-Rs.47.53 crores Value of movables :-Rs.1.00 crore Total :- Rs.220.00 crores Bifurcation is given for information purpose only. Sale is being conducted as a single lot.

6.	Bid Increment Amount by	Rs.10,00,000/- (Rupees Ten Lacs Only)
7.	Debt Due to Union Bank of India Consortium consisting of Member Banks/FIs/ARCs with interest and costs	Rs. Rs.451,08,34,174.13/- (Rupees Four Hundred and Fifty one Crores Eight lacs Thirty four Thousand one Hundred and Seventy Four and Thirteen Paise only) as of 30.09.2017 together with interest from 01.10.2017 plus legal expenses and other charges and costs till full realization of debts.
8.	Date & Time of inspection of property for intending purchasers	05.03.2018 (Monday), 06.03.2018 (Tuesday) & 07.03.2018 (Wednesday) between 10.00 A.M. to 05.00 P.M.
9.	Details of encumbrances over the property, as known to the Bank	Attachment Order of Tax Recovery Office, Kochi dated 22.03.2016. Attachment is subsequent to the mortgage and no priority over the rights of consortium.

The refundable EMD 10% OF Reserve Price shall be payable by interested bidders through NEFT/RTGS/fund transfer on or before 5.00 PM on 08.03.2018 (Thursday) in Account No: 425981010740932 - E- AUCTION SALE A/C- Union Bank of India Consortium (IFSC Code:-



UBIN0542598) or by DD/Pay order favouring Union Bank of India, Ernakulam Main Branch payable at Ernakulam.

Bidders are advised to visit the Bank's website www.unionbankofindia.co.in for detailed terms and conditions of e-auction sale and other details before submitting their Bids for taking part in the e-auction. Bidder may also visit the website <https://ubi.auctiontiger.net> (Property details also available on Auction Tiger Mobile App) of Service Provider M/s e-Procurement Technologies Ltd. (Auction Tiger), Ahmedabad. For e-Auction Support bidders may contact the Service Providers on 079-40230813 to 820 & 079-40230825 to 844, Cell No.- Madhusudan Nair-+91-9686999578 / Praveen Kumar Thevar-Mob.No.+91-9722778828, Or **Auctiontiger Toll Free No. 18001035342**; E-Mail IDs: kerala@auctiontiger.net & support@auctiontiger.net.

The terms and conditions of sale shall be strictly as per the provisions of The Security Interest (Enforcement) Rules, 2002.

The interested bidder may contact the Chief Manager & Authorised Officer for Union Bank of India Consortium consisting of Member Banks/FIs/ARCs, Mr. Krishnadas Menon, Chief Manager, Union Bank of India, Nodal Regional Office, Second Floor, Union Bank Bhavan, M.G. Road, Ernakulam - 682035, for ascertaining the details of auction and inspection of property on the date mentioned as above Contact No. 9619024120 (M), Tel.No. 0484-2385227, E-mail ID:- menon.krishnadas@unionbankofindia.com

SCHEDULED PROPERTY

PLOT C-5

2 Hectares 55.78 Ares (6 Acres 32.020 Cents) of land (Plot No:C5) comprised in survey No.843 in Ernakulam village, Kanayannur Taluk, Ernakulam District covered by Sale Deed No.1834/2006 of Ernakulam Sub Registry Office in the name of M/s.Ansu Enterprises (Now M/s. Ansu Enterprises Private Ltd.), together with the building structures, construction materials, machineries, furniture, electrical home appliances etc. kept therein. Detailed list of movables are available in website of service provider <https://ubl.auctiontiger.net>

BOUNDARIES

NORTH	:	Canal
SOUTH	:	Plot No. C-4
EAST	:	Canal
WEST	:	Road formed by GIDA (Chathiath Road)



This may also be treated as notice U/R 8(6) of Security Interest (Enforcement) Rules, 2002 to the borrowers and guarantors/mortgagors of the above said loans about the holding of E-Auction Sale on the above mentioned date, if their outstanding dues are not repaid in full.

Chief Manager & Authorised Officer for
Union Bank of India Consortium / Member Banks/FIs/ARCs

Place : Ernakulam

Date : 24.01.2018



LIST OF MOVABLES

Sl No	List of Articles	No.
1	Office Tables	7
2	Steel Almirah	1
3	Pannels	23
4	Metal Sheet	165
5	Metal Poll	100
6	Glass Door with stand	60
7	Wave ankle	12
8	Wave stand	1
9	Generator Kirloskar	1
10	Lift Unit	1
11	Exhaust Fan Frame	3
12	Hollow Bricks Cement concrete	500 approximately
13	Office Chair	51
14	Sofa Single seater	2
15	Sofa Double seater	2
16	Sofa 3 seater	1
17	Big Table	2
18	Office Table	5
19	Fridge	1
20	Glass tepoy	1
21	Steel Almirah	2
22	Computer	2
23	Locker	1
24	Ceiling Fan	6
25	Pedestral Fan	1
26	Tool Boxes	-
27	Bathroom display model	1
28	Metal rack	2
29	Display Board fixed	1
30	Fixed Wooden cabinets	1
31	Photocopy Machine	1
32	Inverter and Server Box	-
33	Concrete pots	5
34	Electric concrete Mixer	1
35	Welding Machine "colton"	1
36	Cement concrete bricks	approximately 30200
37	MS Pipes	60
38	Specials(Blend)	12
39	PVC Water tanks	3
40	Staging materials a.Ledger	36



	b.GI Plates	600
	c.Supports	100
41	Motor Car Chevrolet(Model-Optra)	1
42	Office Tables	8
43	Mirrors	3
44	Centralised A/c	3
45	Split A/c	13
46	Cup board (small)	1
47	USP & Battery rack	1
48	Front office Table	1
49	Conference Table	1
50	Executive Chair	1
51	Steel racks	3
52	Modem	1
53	SS Sink	2
54	Microwave oven(make SMEG)	2
55	Refrigerator (SMEG)	1
56	Oven	2

