



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

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 undementioned security debts due to the Bank, together with further interest and other expenses and any other dues to the bank by the borrowers/guarantors

PART - 1

Name of the Borrowers : No.1.Mr.Durai Jayakumar, S/o.Durairaj, AA Sugar Mill Main Road, Arputhapuram, Kurungulam West, Thanjavur-613303 No.2.Mrs.J.Vijayalakshmi, W/o.Durai Jayakumar, AA Sugar Mill Main Road, Arputhapuram, Kurungulam West, Thanjavur-613303 No.3.Mr.D. Dharmendiran, S/o.Durairaj Nattar, No.95A, Bharathi Nagar, Kurungulam Melpathi, Thanjavur-613303 No.4.Mrs.D.Bakkiam,W/o.Durairaja Nattar, No.5/849, AA Sugar Mill Main Road, Arputhapuram, Kurungulam West, Thanjavur-613303 No.5.Mr.D.Rajesh Kannan,S/o.Durairaja Nattar, No.5/849, AA Sugar Mill Main Road, Arputhapuram, Kurungulam West, Thanjavur-613303

Outstanding Liability Amount : Rs.8,75,21,769/- (Rupees Eight Crore Seventy Five Lakh Twenty One Thousand Seven Hundred and Sixty Nine Only) as on 02.05.2025 together with further interest to be charged from 03.05.2025 onwards, other expenses and any other dues to the bank by the borrowers/guarantors

Note: 1.That our 002-Thanjavur Branch has also extended financial assistance (CUB OSL SPECIAL-BR: 501812080056506) dated 28-Sep-2019 requested by No 1. of you for which No.2 of you stood as co-obligants and No. 1,3,4,5 of you stood as guarantor for the facility for a total amount of Rs.2,25,00,000/- at a ROI of 12.50% The same has been also classified as NPA on 28-Jun-2021 and the outstanding balance as on 02.05.2025 is Rs.3,08,99,512/- plus further interest and penal interest of 2.00% with monthly rests to be charged from 03.05.2025 till the date of realization.

Note 2: That our 002-Thanjavur Branch has also extended financial assistance (CUB OSL SPECIAL-BR: 501812080059776) dated 31-Dec-2019 requested by No 1. of you for which No.2 of you stood as co-obligants and No. 1,3,4,5 of you stood as guarantor for the facility for a total amount of Rs.2,50,00,000/- at a ROI of 12.50% The same has been also classified as NPA on 28-Jun-2021 and the outstanding balance as on 02.05.2025 is Rs.3,42,64,794/-plus further interest and penal interest of 2.00% with monthly rests to be charged from 03.05.2025 till the date of realization

Description of the Immovable Properties Mortgaged to our Bank	Reserve Price	Date & Time of Auction
Schedule - C (Property Owned By Durai Jayakumar) The Property situated at Thanjavur Registration District, Maharnombuchavady Sub Registration District, Thanjavur Taluk, Puliyanthoppu Vattam, Kattuthotam Village, Punjai Layout formed in R.S.No 111/1, 111/2A, 111/2B, 112/1, 112/3A & 112/3B out of the total extent of 10.83 acres in the name and style as Gnanam Extension Rajarajan Nagar Plot No.90 in Old Sy.No.112/1, New Sy.No.112/4, with RCC terraced house, Ground Floor & First Floor measuring 2400 Sq.ft. i.e 223.05 Sq.m Boundaries: North of 23 feet EW road, East of Plot No.89, South of Plot No.119, West of Plot No.91 Measurements of site: East-West Northern Side 40 Feet East-West Southern side 40 Feet North-South Eastern side 60 feet North South Western side 60 feet Total Extent of 2400 Sq.ft.i.e 223.05 Sq.m	Rs.38,00,000/- (Rupees Thirty Eight Lakh Only)	27.05.2025 at 01.00 PM
Schedule - D (Property Owned By Durai Jayakumar) The Property situated at Thanjavur Registration District, Vallam Sub-Registration District, Thanjavur Taluk, Pillaiyarpatti Vattam, Punjai, Sy.No.74B1T Layout formed out of 2.00 acres in the name and style as Sovanna Nagar Plot No.18 measuring 2400 Sq.ft.(i.e)222.97 Sq.m and Plot No.19 measuring 2400sq.f(i.e) 222.97 sq.m Total Extent-4800 Sq.ft (i.e) 445.94 Sq.m Boundaries for Plot No.18 North of 20 feet Breadth EW road, East of Plot No.17 South of Plot No.14, West of Plot No.19 Measurements for Plot No.18 East-West both sides 40 feet North South both sides 60 feet Total extent of 2400 Sq.ft.i.i 222.97 Sq.m Boundaries for Plot No.19 North of 20 feet Breadth EW Road East of Plot No.18 South of Plot No.13 West of Plot No.20 Measurements for Plot No.19 East- West both sides 40 feet North-South both sides 60 feet Total Extent of 2400 Sq.ft.i.e 222.97 Sq.m Total Extent-4800 Sq.ft.	Rs.17,00,000/- (Rupees Seventeen Lakh Only)	27.05.2025 at 01.00 PM
Schedule - E (Property Owned By D.Rajesh Kannan) The Property situated at Thanjavur Registration District, Vallam sub-registration District, Thanjavur Taluk, Kurumangalam West Half Village, Punjai Sy.No 379/1B measuring 0.39 cents (i.e) 0.15.5 ares out of 0.72 cents Eastern side out of 1.21 acres (i.e) 0.49.0 ares Boundaries: North of Arokiasamy and Danishlass land, East of D.Jayakumars Land South of Sugar Factory Road, West of Properties purchased by K.Damayanthi Measurements of Site: Total Extent of 0.39 cents (i.e) 0.15.5 ares out of 0.72 cents Eastern side out of 1.21 acres (i.e) 0.49.0 ares.	Rs.46,00,000/- (Rupees Forty Six Lakh Only)	27.05.2025 at 01.00 PM
Schedule - F (Property Owned By D.Bakkiam) The Property situated at Thanjavur Registratoin District, Vallam Sub Registration District Thanjavur Taluk, Kurumangalam West Half Village, Punjai, Sy.No.379/1B measuring 0.33 cents (i.e) 0.13.5 ares western side out of 0.66 cents western side out of 1.21 acres Boundaries: North of Arulmaryas Land, East of Pravalasamy Land, South of Government Poromboke, West of K.Damayanthi Land. Measurements of Site: Total Extent of 0.33 cents (i.e) 0.13.5 ares western side out of 0.66 cents Western side out of 1.21 acres	Rs.45,00,000/- (Rupees Forty Five Lakh Only)	27.05.2025 at 01.00 PM
Schedule- G (Property Owned By Durai Jayakumar) The site together with the Superstructure now available and to be putup thereon, situated at Thanjavur District, Thanjavur Registration District, Thanjavur Town, Thanjavur Taluk, Thanjavur Sub Registration Office, Municipal Ward No.6, Aruanandha Nagar, S.No.10, T.S.No.3282, New T.S.No.3282/1A, Plot No.29 an extent of 5280 Sq.ft R.C.C Building Electric Connection, etc Boundaries: South of Road, West of Renganathan Vangaru-Plot No.30 East of Plot.28 North of Savithiriyammal-Plot No.37 Measurement of site: North South Western side 88 feet Eastern side 88 feet East West Northern side 60 feet Southern side 60 feet.	Rs.2,60,00,000/- (Rupees Two Crore Sixty Lakh Only)	27.05.2025 at 01.00 PM

Schedule- H (Property Owned By Durai Jayakumar)

The site together with the superstructure now Available and to be putup thereon in future situated in Thanjavur Registration District, Vallam Sub Registration District, Thanjavur Taluk, Kurumangalam West Half, Punjai situated in S.No.379/1B measuring 0.33 cents(i.e) 0.13.5 ares western half out of 0.66 cent western side out of 1.21 acres, i.e 0.49.0 Ares **Boundaries:** South of Sugar Factory Road, West of properties Purchased by D.Rajesh Kannan Land East of D.Jayakumars Land North of Arulmaryas Land Measurements of Site: Total Extent of 0.33 cents (i.e) 0.13.5 ares Western Half out of 0.66 cents out of 1.21 acres (i.e) 0.49.0 ares.

Rs.1,60,00,000/-
(Rupees One Crore Sixty lakh Only)

27.05.2025
at 01.00 PM

PART - 2

Name of the Borrowers : 1.Mr.B.Balamurali, S/o.V.Balraj, No.3/768, Kondirajapalayam, Nagamara Lane, Thanjavur - 613001. Also At, Mr.B.Balamurali, S/o.V.Balraj, No.3/768 Nagamara Lane, Kondiraja Palaiyam Opp to Anjaneyar Koil, Thanjavur - 613001. 2.Mrs.B.Umamaheswari, W/o.V.Balraj, No.3/768, Kondirajapalayam, Nagamara Lane, Thanjavur - 613001.

Outstanding Liability Amount : Rs.39,97,213/- (Rupees Thirty Nine Lakh Ninety Seven Thousand Two Hundred and Thirteen Only) as on 02.05.2025 together with further interest to be charged from 03.05.2025 onwards, other expenses and any other dues to the bank by the borrowers/guarantors

Description of the Immovable Properties Mortgaged to our Bank	Reserve Price	Date & Time of Auction
Schedule A (Property Owned By B.Umamaheswari) The site available to be put-up thereon situated at Thanjavur Registration District and Buthalur Sub Registration District, Buthalur Taluk, Marudhakudi Village, Punjai, Sy No 192/7A Boundaries: North of Rajagopal Punjai, South of Punjai Purchased by Mani Murugan, East of Chinnathambi Punjai, West of Cart pathway Measurements: 0.10.0 Ares (I e) 0.25 Cents Southern portion out of 0.47 Cents (I e) 0.19.0 Ares, Total extent of 0.25 Cents (I e) 0.10.0 Ares.	Rs.11,00,000/- (Rupees Eleven Lakh Only)	27.05.2025 at 02.00 PM

PART - 3

Name of the Borrowers : No.1.Mr.D.Rajeshkanna, S/o.Durairaj at No.5/849, Sarkarai Alai Road, Arputhapuram, Kurungulam Melpathi, Thanjavur-613303. Also at, Mr. D.Rajeshkanna,S/o.Durairaj at AA Sugar Factory RD, Kurungulam West, Thanjavur - 613009 No.2.Mrs R.Kavitha,W/o.D.Rajeshkanna at No.5/849, Sarkarai Alai Road, Arputhapuram, Kurungulam Melpathi, Thanjavur - 613303. Also at, Mrs.R.Kavitha,W/o.D.Rajeshkanna at AA Sugar Factory RD, Kurungulam West, Thanjavur - 613009 No.3.Mr T.Ramesh, S/o.Thiyagarajana at no.141, Mela Street, Puthur, Ammapettai, Arundavapuram-I, Papanasam TK, Thanjavur - 614402 No.4.Mr.Durai Jayakumar,S/o.Durairaj at AA Sugar Mill Road, Arputhapuram, Kurungulam West, Thanjavur - 613 009

Outstanding Liability Amount : Rs.1,57,68,000/- (Rupees One Crore Fifty Seven Lakh Sixty Eight Thousand Only) as on 02.05.2025 together with further interest to be charged from 03.05.2025 onwards, other expenses and any other dues to the bank by the borrowers / guarantors

Note: That our 002-Thanjavur Branch has also extended financial assistance (CUB OSL SPECIAL-BR: 501812080093431) dated 07-Oct-2022 requested by No 1. of you for which No.2 of you stood as co-obligants and No. 3 of you stood as guarantor for the facility for a total amount of Rs.50,00,000/- at a ROI of 12.50% The same has been also classified as NPA on 06-Jul-2023 and the outstanding balance as on 02.05.2025 is Rs.54,54,714/- plus further interest and penal interest of 2.00% with monthly rests to be charged from 03.05.2025 till the date of realization

Description of the Immovable Properties Mortgaged to our Bank	Reserve Price	Date & Time of Auction
Schedule- A (Property Owned By T.Ramesh) Nagapattinam Registration District, Needamangalam sub Registration District, Thanjavur District, Papanasam taluk, Ammapettai Panchayat Board, Puthur Village, Survey no.323/7D, Measuring 0.10.0 Ares, Patta No.434 Boundaries: North of Baskaran Mani, South of BSNL Office, East of Vaikkal, West of Road.	Rs.1,10,00,000/- (Rupees One Crore Ten Lakh Only)	27.05.2025 at 03.00 PM
Schedule-B (Property Owned By T.Ramesh) Nagapattinam Registration District, Needamangalam sub Registration District, Thanjavur District, Papanasam taluk, Ammapettai Panchayat Board, Puthur Village, Avidhar Chathiram, old Sy.No.282C/3B, 2AB, New Survey no.282C/127, Measuring 3332 sq ft i.e 309.55 sq mt Punjai Vacant site Boundaries North of Puthur Lake Bund, South of Remaining Portion of Sy no.282C/127, East of Remaining Portion of Sy no.282C/127 West of Sy no.282C/124 in enjoyment of the applicant T Ramesh Measurements North South west Side 40 ft North South East Side 70 ft East West North Side 66 ft East West South Side 70 ft Total Extent 3332 Sq.ft(i.e) 309.55 Sq.mtr	Rs.10,00,000/- (Rupees Ten Lakh Only)	27.05.2025 at 03.00 PM

Venue of Re-Tender-cum-Auction :

City Union Bank Limited, Thanjavur Branch, 1658, South Main Street, Thanjavur - 613009.
Telephone No.04362-230943, Cell No.9360330546.

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 Ltd., Thanjavur Branch,1658, South Main Street, Thanjavur - 613009. (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 for PART - 1, on or before 01.00 PM for PART - 2 & on or before 02.00 PM for PART - 3** on the date of Re-Tender-cum-Auction Sale hereby notified. (4) For inspection of the property and other particulars, the intending purchaser may contact Telephone No: 04362-230943, Cell No.9360330546 (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 PM for PART - 1, 02.00 PM for PART - 2 & 03.00 PM for PART - 3 on the date of Re-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: 06.05.2025

Authorised Officer

Regd. Office : 149, T.S.R. (Big) Street, Kumbakonam, Thanjavur District, Tamilnadu - 612001, CIN-L65110TN1904PLC001287, Telephone No. 0435 - 2402322, Fax : 0435 - 2431746, Website : www.cityunionbank.com

