

CITY UNION BANK LIMITED

Credit Recovery and Management Department

Administrative Office, No. 24-B, Gandhi Nagar,
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RE-TENDER-CUM-AUCTION SALE NOTICE UNDER SARFAESI ACT 2002

The following properties mortgaged to City Union Bank Limited will be sold in 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.6,84,09,802/- (Rupees Six Crore Eighty Four Lakh Nine Thousand Eight Hundred and Two Only)** as on **08.06.2025** together with further interest to be charged from **09.06.2025** onwards, other expenses and any other dues to the bank by the borrowers/guarantors **1.M/s.Alagiya Sunthari Venkateswari Educational Trust, Plot No.14, Shanmuganathan, Visithra Vanitha Illam, SKS Nagar, Uthangudi, Madurai - 625107. 2.Mr.M.Nagalilingam, S/o.Murugaiah, Plot No.14, Shanmuganathan, Visithra Vanitha Illam, SKS Nagar, Uthangudi, Madurai - 625107. 3.Mrs.N.Alagiya Sunthari (Also Legal Heirs of Late,Shanmuganathan), W/o.M.Nagalilingam, Plot No.14, Shanmuganathan, Visithra Vanitha Illam, SKS Nagar, Uthangudi, Madurai - 625107. 4.Mr.K.Namasivayam, S/o.Karuppaiah Pillai, Plot No.14, Shanmuganathan, Visithra Vanitha Illam, SKS Nagar, Uthangudi, Madurai - 625107. 5.Mrs.N.Venkateswari (Also Legal Heirs of Late, Shanmuganathan), W/o.K.Namasivayam, Plot No.14, Shanmuganathan, Visithra Vanitha Illam, SKS Nagar, Uthangudi, Madurai - 625107. 6.Mrs.S.Vishithra Vanitha (Also Legal Heirs of Late, Shanmuganathan), W/o.Late.Shanmuganathan, Plot No.14, Shanmuganathan, Visithra Vanitha Illam, SKS Nagar, Uthangudi, Madurai - 625107. 7.Mr.Senthilnathan (Legal Heirs of Late.Shanmuganathan), S/o.Late.Shanmuganathan, Plot No.14, Shanmuganathan, Visithra Vanitha Illam, SKS Nagar, Uthangudi, Madurai - 625107. 8.Ms.Saranya, D/o.M.Nagalilingam, Plot No.14, Shanmuganathan, Visithra Vanitha Illam, SKS Nagar, Uthangudi, Madurai - 625107. 9.Ms.Sangeetha, D/o.M.Nagalilingam, Plot No.14, Shanmuganathan, Visithra Vanitha Illam, SKS Nagar, Uthangudi, Madurai - 625107. 10.Ms.Subbalakshmi, D/o.M.Nagalilingam, Plot No.14, Shanmuganathan, Visithra Vanitha Illam, SKS Nagar, Uthangudi, Madurai - 625107. 11.Mr.N.Ganesh, S/o.K.Namasivayam, Plot No.14, Shanmuganathan, Visithra Vanitha Illam, SKS Nagar, Uthangudi, Madurai - 625107. 12.Mr.N.Ramesh, S/o.K.Namasivayam, Plot No.14, Shanmuganathan, Visithra Vanitha Illam, SKS Nagar, Uthangudi, Madurai - 625107.**

SCHEDULE OF PROPERTY/IES
Immovable Property Mortgaged to our Bank

Schedule A (Property Owned By M/s.Alagiya Sunthari Venkateswari Educational Trust)

Item No.1 : Madurai District, Madurai Sub District, Madurai South Registration District, Madurai Taluk, Village No.73, Nedungulam Village an extent of Eastern 1 Acre 19 Cents out of 4 Acre 88 Cents of Punja Lands in S.No.77/3 Now Survey No.77/3-F in UDR Patta No.134 Hectare 0.48.5 of Punja Land within the following **Boundaries :- North :** Kalankarai in S.No.76 and Pathway, **East :** 2nd Item of Land and Punja Land in 70/1-A and Punja Land of Muthukaruppa Thevar, **South :** Boundary of Sivaganga District Punja land , **West :** Punja Lands comprised in S.No.77/3; **Item No.2 :** Madurai District, Madurai Sub District, Madurai South Registration District, Madurai South Taluk Village No.73, Nedungulam Village an extent of Western 1 Acre 85 Cents out of 3 Acre of Punja lands in S.No.70/1 Now Survey No.70/1-A in UDR Patta No.134 Hectare 0.75.0 of Punja land within the following **Boundaries :- North :** Punja Land belongs to Muthukaruppa Thevar in S.No.71, **East :** Punja Land belongs to Jhagir Hussain in S.No.70/1-B, **South :** Boundaries of Sivaganga District Punja Lands, **West :** 1st Item of Land and Punja Land in UDR Survey No.77/3F; **Item No.3 :** Madurai District, Madurai Sub District, Madurai South Taluk, Village No.73, Nedungulam Village an Extent of Western 1 Acre 55 Cents out of 4 Acre 88 Cents of Punja Lands in S.No.77/3 Now UDR Patta No.185 Hectare 0.12.0 in R.S.No.77/3-A and Hectare 0.14.0 in R.S.No.77/3B Hectare 0.01.0 in R.S.No.77/3-G and Patta No.206 Hectare 0.50.0 in R.S.No.77/3-C of Punja lands within the following **Boundaries :- North :** Kalankarai in S.No.76 and Pathway, **East :** Punja Land in UDR Survey No.77/3D, **South :** Boundaries of Sivaganga District Punja Lands, **West :** Punja Land belongs to N.A.Annamalai in S.No.77/2 Excluding an extent of 35 Cents (0.14.0 Hectare) comprised in UDR No.77/3B, total extending of 1 Acre and 55 Cents; **Item No.4 :** Madurai District, Madurai Sub District, Madurai South Taluk, Village No.73, Nedunkulam Village an Extent of Centre 94 Cents out of 4 Acre 88 Cents excluding Eastern and Western of Punja Lands in S.No.77/3 Now R.S.No.77/3-D in UDR Patta No.240 Hectare 0.38.0 of Punja Lands within the following **Boundaries :- North :** Kalankarai in S.No.76 and Pathway, **East :** Punja land comprised in UDR Survey No.77/3E, **South :** Boundaries of Sivaganga District Punja Lands, **West :** Punja Land comprised in S.No.77/3-C, **Item No.5 :** Madurai District, Madurai Sub District, Madurai South Taluk, Village No.73, Nedungulam Village an Extent of Centre 84 Cents out of 4 Acre 88 Cents Excluding Western and Eastern Punja Lands in S.No.77/3 Now R.S.No.77/3-E in UDR Patta No.83 Hectare 0.34.0 of Punja Lands within the following **Boundaries :- North :** Kalankarai in S.No.76 and Pathway, **East :** Punja Land Comprised in UDR Survey No.77/3-F, **South :** Boundaries of Sivaganga District Punja Lands, **West :** Punja Land Comprised S.No.77/3-D; **Item No.6 :** Madurai District, Madurai Sub District, Madurai South Taluk, Village No.73, Nedunkulam Village an Extent of 4 Acre 15 Cents in Old S.No.70/4 Now R.S.No.70/1-B in UDR Patta No.116 Hectare 1.67.5 of Punja Lands within the following **Boundaries :- North :** Punja Land belongs to N.Muthukaruppa Thevar in R.S.No.71/2-C, **East :** Punja Lands Comprised in R.S.No.70/2 and 70/1-C, **South :** C.Velammal Punja Land at Sivaganga Boundary, **West :** Punja Land in R.S.No.70/1-A Within the above boundaries an extent of 4 Acres and 15 cents of Punja Lands. **Item No.7.:** Madurai District, Madurai Sub District, Madurai South Taluk, Village No.73, Nedunkulam Village an Extent of 2 Acre and 65 Cents of Punja Lands in S.No.71/2-C in Patta No.46-Hectare 1.07.5 within the following **Boundaries :- North :** Punja Land of Muthuramalingam, **East :** Punja Land in Mukudi Kanmai Purampoke, **South :** Above said Lands, **West :** Road and above Punja Land Within the above boundaries 2 Acre 65 Cents of Punja Land. In total Item No.1 to 7 consists of 13 Acres and 17 Cents. Along with superstructure put up thereon.

Schedule B (Property Owned By M/s.Alagiya Sunthari Venkateswari Educational Trust)

All that piece and parcel of Punja Land an Extent of 2 Acre 05 Cents as detailed hereunder in Old Patta No:341, New Joint Patta No:654, Comprised in Venkateswari R.S.No : 1/2-31 Cents (0.12.5 Ares) in

R.S.No:1/3-1 Acre 25 Cents (0.50.0 Ares) and in R.S.No:1/4-49 Cents (0.20.0 Ares) at Mukudi Village, Manamadurai Taluk, Sivagangai District, Madurai North Registration District, Madurai District Within the following **Boundaries:- North :** Madurai South Circle Nedungulam Village Land; **East :** Punjai Lands of Rajamani; **South :** Mukkudi Periya Kanmani; **West :** Mukkudi Periya Kanmani. Along with superstructure put up thereon.

Reserve Price for Schedule A & B : Rs.18,84,00,000/- (Rupees Eighteen Crore Eighty Four Lakh Only)

Schedule C (Property Owned By M/s.Alagiya Sunthari Venkateswari Educational Trust)

All that piece and Parcel of the middle of the Southern 16 Cents Out of Southern 2 Acre 27 Cents Out of 3 Acre 42 Cents Comprised in Patta No:1029, New R.S.No:102/4C2B, Old Patta No:239-Old Survey No:65, Old Patta No:52 at Pullyoor Village, Sottathatt Group, Manamadurai Taluk, Sivagangai District, Madurai North Sub District and Registration District ,Within the following **Boundaries:- North by :** Punjai Site Purchased by N.Alagiya Sunthari and N.Venkateswari, **East by :** Common Road, **South by :** Punjai Site of S.Anuba, K.Rajarajeswari, **West by :** Kuruthumal River. Along with superstructure put up thereon.

Schedule D (Property Owned By M/s.Alagiya Sunthari Venkateswari Educational Trust)

All that piece and Parcel of the Nanja land an extent of Northern 3 (Three) Acre out of 4 Acre 73 cents Comprised in R.S.No:43/2, Old Patta No:128/151/831, New Sub Division R.S.No:43/2A, Pudhumadai Kanmai Pasanam Samanatham Village, Madurai South Taluk, Madurai South Sub Registrars Office, Madurai South Registration District, Madurai District,Within the following **Boundaries:- North by :** K.Muthandi Ambalam Nanjai, **East by :** Pullyoor Village Boundary, **South by :** Nanja land an extent of 1 Acre 73 Cents Owned by G.S.Nirmala, **West by :** Mayana Poramboke and East west Sewage Canal. Along with superstructure put up thereon.

Reserve Price for Schedule C & D : Rs.16,87,00,000/- (Rupees Sixteen Crore Eighty Seven Lakh Only)

Schedule H (Property Owned By Mrs.N.Alagiya Sunthari)

All that piece and parcel of the Nanja land an extent of Northern 47 Cents in Patta (New) No.1032 Comprised in S. No. 56/22 in UDR Patta No.521 (Old), out of 94 Cents in S. No. 56/22 " in Patta No.135- Chinnamadai Pasanam, Mukkudi Village, Thiruppuvanam Taluk, Madurai North Registration District and Sub District, Madurai District Now Sub Registrar, Thiruppuvanam, Sivagangai Registration District, with in the following **Boundaries : North By :** Mukkudi Village Road, **East By :** Nanja lands of Muthiah, Muthuvalli, Selvaraj, **South By :** Nanja lands of N.Venkateswari, **West By :** Nanja land of Ammasi, Kaurppiah, Poojaimani, This land comprised Resurvey No. 56/22A.

Schedule J (Property Owned By Mrs.N.Venkateswari)

All that piece and parcel of the Nanja Land an extent of Southern 47 Cents in Patta (New) No.1033 Comprised in S.No.56/22-in UDR Patta No.521 (Old) out of 94 Cents in S.No.56/22 Patta No.135- Chinnamadai Pasanam, Mukkudi Village, Thiruppuvanam Taluk, Madurai North Registration District and Sub District, Madurai District Now Sub Registrar, Thiruppuvanam, Sivagangai Registration District, within the following **Boundaries: North By :** Nanja Land Purchased by Alagiya Sunthari, **East By :** Nanja Lands of Muthiah, Muthuvalli, Selvaraj, **South By :** Nanja Lands of Mariammal and Well, **West By :** Nanja Lands of Ammasi, Karuppaiah, Poojaimani This land comprised in Re-Survey No. 56/22B.

Reserve Price for Schedule H & J : Rs.38,00,000/- (Rupees Thirty Eight Lakh Only)

Schedule K (Property Owned By Mrs.N.Alagiya Sunthari & Mrs.N.Venkateswari)

All that piece and parcel of the middle of the Northern 38 Cents out of Southern 2 Acre 27 Cents of 3 Acre 42 Cents Comprised in R.S. No.102/4 in Patta No.1029, 239 - Old Survey No-65, Old Patta No. 52 at Pullyoor Village, Sottathattai Group, Thiruppuvanam Taluk, Madurai North District and Registration District, Madurai District, Now Sub Registrar, Thiruppuvanam, Sivagangai Registration District, within the following **Boundaries : North By :** S.Anuba Punjai Site, **East By :** Common Road, **South By :** Punjai Site purchased by Applicant Trust, **West By :** Kruthumal River This land comprised in Re-Survey No.102/4C2A2.

Reserve Price for Schedule K : Rs.1,90,00,000/- (Rupees One Crore Ninety Lakh Only)

RE-AUCTION DETAILS

Date of Re-Tender-cum- Auction Sale	Venue
29.08.2025	City Union Bank Limited, Madurai S S Colony Branch, 1, Kannadasan Main Street, (Opp.To.Vajra Apartment), S S Colony, Madurai - 625010 Telephone : 0452-2610973 Cell No.9344119556, 8925876331

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., Madurai SS Colony Branch, 1, Kannadasan Main Street, (Opp To Vajra Apartment), S S Colony, Madurai - 625010** (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 Re-Tender-cum-Auction Sale hereby notified. (4) For inspection of the property and other particulars, the intending purchaser may contact **Telephone No: 0452-2610973, Cell No: 9344119556, 8925876331.** (5) The properties 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** 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: 05.08.2025 **Authorised Officer**

Regd. Office : 149, T.S.R. (Big) Street, Kumbakonam, Thanjavur District, Tamilnadu - 612001,
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