



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 **Rs.2,32,48,484/- (Rupees Two Crore Thirty Two Lakh Forty Eight Thousand Four Hundred and Eighty Four only)** as on **10-07-2025** together with further interest to be charged from **11-07-2025** onwards and other expenses, any other dues to the Bank by the borrowers / guarantors **No.1) M/s. S.K. Industries, No.184/15, Vishnuvakkam Village, Kilanur Post, Thiruvallur - 602021. No.2) Mrs. M. Renuga, W/o. K. Murugan, No.68, Vishnuvakkam Village, Kilanur Post, Thiruvallur - 602021. No.3) Mr. K. Murugan, S/o. Krishna Chetty, No.68, Vishnuvakkam Village, Kilanur Post, Thiruvallur - 602021. Also At, Mr. K. Murugan, S/o. Krishna Chetty, No.40, Sarath Kandigai, Vishnuvakkam, Thiruvallur District - 602021. No.4) Mr. M. Jaideep, S/o. K. Murugan, No.68, Vishnuvakkam Village, Kilanur Post, Thiruvallur - 602021. No.5) Mr. G. Ravichandran, S/o. Gopal Naidu, Door No. 12, Nadu Street, Pillaiyar Koil Street, Kilanur Post, Thiruvallur - 602021.**

Notes : 1) That our **243-Thiruvallur Branch** has also extended Financial Assistance (CUB OSL TERM EMI-BR : 501812080063691) dated **24-04-2020** requested by No.3 of you for which No.2 of you stood as Co-obligants for the facility for a total amount of **Rs. 22,00,000/-** at a ROI of **12%**. The same has been also classified as **NPA** on **14-12-2022** and the outstanding balance as on **10-07-2025** is **Rs. 27,19,351/-** plus further interest and penal interest of **2.00%** with monthly rests to be charged from **11-07-2025** till the date of realization.

2) That our **243-Thiruvallur Branch** has also extended Financial Assistance (CUB OSL SPECIAL-BR : 501812080091698) dated **11-08-2022** requested by No.1 of you represented by No. 2 of you as Proprietrix for which Nos.2 & 3 of you stood as co-obligant and No. 3 of you stood as guarantor for the facility for a total amount of **Rs. 10,00,000/-** at a ROI of **13.75%**. The same has been also classified as **NPA** on **13-12-2022** and the outstanding balance as on **10-07-2025** is **Rs.9,28,189/-** plus further interest and penal interest of **2.00%** with monthly rests to be charged from **11-07-2025** till the date of realization.

Immovable Properties Mortgaged to our Bank

Schedule - A : (Property Owned by Mr. K. Murugan, S/o. Krishna Chetty)

Land and Building situated at Kancheepuram Registration District, Thiruvallur Sub-Registration District, Thiruvallur District, Thiruvallur Taluk, in No. 49, Vishnuvakkam Village, in Gramanatham Survey No. 184/17, Old Survey No. 184/1B, 2 and 3 Part to the extent of 2,662 Sq. Ft. equivalent to 342 Sq. Metres of House Site and other appurtenances thereon Bounded on the : North by : House Site belonging to Balaji and Raghu in Survey No. 184/16, South by : Sundarammal and Revathi's House Sites in Survey No. 184/18, East by : Logans House Site and Common Path Way, West by Sides : Road. Measurements : On the East : 41.6 Feet, On the West : 41.6 Feet, On the North : 64 Feet, On the South : 64 Feet, Total Extent - 2,662 Sq. Ft. together with Terraced House thereon.

Reserve Price : Rs.34,00,000/-

(Rupees Thirty Four Lakh only)

Schedule - B : (Property Owned by Mr. G. Ravichandran, S/o. Gopal Naidu)

All that Piece and Parcel of Land and Building admeasuring 12 Cents out of 28 Cents, Comprised in Survey No. 259, Sub-Division New Survey No.259/4, as per Patta No. 484 Situated at No. 29, Kilanur Village, Thiruvallur Taluk, Thiruvallur District, Within the Thiruvallur Registration District, Sub-Registration District of Thiruvallur bounded as follows : North by : 10 Feet Passage, East towards West, South by : Kodhandan Land, East by : Govindhammal Land, West by : Kilanur Road, Total - 12 Cents of Land and other Appurtenances there on.

Reserve Price : Rs.35,00,000/-

(Rupees Thirty Five Lakh only)

Schedule - C : (Property Owned by Mr. K. Murugan, S/o. Krishna Chetty)

In Kancheepuram Registration District, Kancheepuram District and Taluk, Kancheepuram Joint Sub-Registration No. 1, No. 97, Enathur Village, Survey No. 372/2, Land layout named as "Chokkalingam Nagar", Plot No.96, an extent of 1,301 sq. ft. with existing House, Service

Connection with Deposit and other appurtenances thereon and its thereabouts as are follows Boundaries on the : North by : Plot No.3, South by : 23 feet Road, East by : Plot No. 95, West by : Survey No.375/4. Measurements : East to West - 19 feet on the Northern Side, 24 feet on the Southern Sides North to South - 60 feet on the Eastern Side, 61 feet on the Western Side in Total 1,301 Sq. Ft. of Land and Building and other appurtenances thereon. As per Present Patta No. 2388, New Survey No. 372/2A5.

Reserve Price : Rs.14,00,000/-

(Rupees Fourteen Lakh only)

Schedule - E : (Property Owned by Mrs. M. Renuga, W/o. K. Murugan)

All that piece and Parcel of Gramanatham land and building in the name and style of "SK Industries" admeasuring an extent of 4,140 sq. ft. (Acres 0.9% Cents) Comprised in Old Gramanatham Survey No. 184/1B, 2,3, Sub-division New Gramanatham Survey No. 184/15, as per Patta No. 30, Situated at No.48, Vishnuvakkam Village, Thiruvallur Taluk and District, within the Registration District of Kancheepuram and Sub-Registration District of Thiruvallur bounded as follows : North by : Baskaran Land, South by : Murugan House, East by : East Side Plot in Gramanatham Survey No.184/15, West by : Panchayat Road. Measurements : East to West on the Northern Side - 66 feet 3 inches, East to West on the Southern Side - 66 feet 3 inches, North to South on the Eastern Side - 65 feet, North to South on the Western Side - 60 feet. Total - 4,140 Sq. Ft. (Acres 0.9% Cents).

Reserve Price : Rs.53,00,000/-

(Rupees Fifty Three Lakh only)

RE-AUCTION DETAILS

Date of Re-Tender-cum-Auction Sale	Venue
04-09-2025	City Union Bank Limited, Thiruvallur Branch, No.3568, Tamil Nadu Housing Board, Avadi Bye-pass Road, Kakkalur, Thiruvallur - 602001. Telephone No.044-27666636, Cell Nos.9344038603, 8925964901.

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, Thiruvallur Branch, No.3568, Tamil Nadu Housing Board, Avadi Bye-pass Road, Kakkalur, Thiruvallur - 602001.** (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.044-27666636, Cell Nos.9344038603, 8925964901.** (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 : 11-08-2025

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

Size : 16 x 16 cm.