

Size: 20 x 15 Cm



CITY UNION BANK LIMITED

Credit Recovery and Management Department

Administrative Office, No. 24-B, Gandhi Nagar,

Kumbakonam - 612 001. Phone : 0435 - 2432322

Fax: 0435-2431746, Mob. 93443 03739 E-mail: crmd@cityunionbank.com

RE-TENDER-CUM-AUCTION SALE NOTICE UNDER SARFAESI ACT 2002

The following property/ies 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.13,70,68,272/- (Rupees Thirteen Crore Seventy Lakh Sixty Eight Thousand Two Hundred and Seventy Two Only)** as on 13.03.2025 together with further interest to be charged from 14.03.2025 onwards, other expenses and any other dues to the bank by the borrowers/guarantors **No.1.M/s.Shri Rajaganapathi Trading Corporation, Represented by its Partners Mr.B.K.Venkatachalam and Mr.V.Tamilayshharya, Shri Rajaganapathy House, Old Door No.214/A6, New No.213, Shri Rajaganapathi Salai, Kamaraj Nagar, Bhavani, Erode - 638301. No.2.Mr.B.K.Venkatachalam, S/o.Mr.B.V.Krishnamoorthy, Shri Rajaganapathy House, Old Door No.214/A6, New no.213, Shri Rajaganapathi Salai, Kamaraj Nagar, Bhavani, Erode - 638301. No.3.Mrs.V.Tamilayshharya, W/o.Mr.B.K.Venkatachalam, Shri Rajaganapathy House, Old Door No.214/A6, New No.213, Shri Rajaganapathi Salai, Kamaraj Nagar, Bhavani, Erode - 638301. No.4.Mr.B.V. Krishnamoorthy, S/o.Mr.Venkatachalam Pillai, Represented by his POA holder Mr.B.K.Venkatachalam, Shri Rajaganapathy House, Old Door No.214/A6, New No.213, Shri Rajaganapathi Salai, Kamaraj Nagar, Bhavani, Erode - 638301. No.5.Mrs.K.Rajam, W/o.Mr.B.V.Krishnamoorthy, Shri Rajaganapathy House, Old Door No.214/A6, New No.213, Shri Rajaganapathi Salai, Kamaraj Nagar, Bhavani, Erode - 638301. No.6.Mrs.T.Padmavathy, W/o.Mr.Thiyagarajan, Door No.214/16, P.G.N. Salai, State Bank Colony, Bhavani, Erode - 638301. No.7.Mrs.G.Lalli, W/o.Mr.S.Gunasekar, A7, Brindavan apartments, Citi Link Road, The Groove Apartments, Adambakkam, Chennai - 88. No.8.M/s.Shri Shivishnu Traders, No.213, Kamaraj Nagar, 1st Street, Bhavani - 638301. No.9. M/s.Sri Rajaganapathy Traders, Represented by its Proprietor Mr.B.K.Venkatachalam, No.214/A6, Kamaraj Nagar, Bhavani, Erode - 638302. No.10.M/s.SRK Traders, Represented by its Partners Mr.B.K.Venkatachalam and Mrs.Tamilayshharya, No.1, Bannari Amman Complex, Saraswathi Mahal, Poondurai Road, Moolappalayam, Erode - 638002.**

Note 1 : That our 249-Bhavani Branch has also extended financial assistance (CUB OSL SPECIAL-BR:501812080064599) dated 22-May-2020 requested by No. 10. of you represented by No. 2&3 of you as Partner for which No.2&3 of you stood as Co-obligants and No. 2 of you stood as Guarantor for the facility for a total amount of Rs. 19,00,000/- at a ROI of 11.50% The same has been also classified as NPA on 30-Nov-2020 and the outstanding balance as on 13.03.2025 is Rs.34,67,845/- plus further interest and penal interest of 2.00% with monthly rests to be charged from 14.03.2025 till the date of realization

SCHEDULE OF PROPERTIES

Immovable Properties Mortgaged to our Bank

Schedule - H (Property Owned By Mr.B.K.Venkatachalam)

R. S. No.274/2, Old S. F. No.484, Patta No.2293 with an area of extent 0.90 Acre (90 cents) Land fully located at Erode RD, Perundurai SRD, Perundurai Taluk, Ingur Village Boundaries North of: Lands in R S No.274/3; South of: 30 feet breadth pathway in R S No.274/9; East of: Lands in R S No.271 West of: Lands in R S Nos. 274/6,9; R S No.271/1, 2, 270/3, Old S F No.481,486,487 Patta Nos.2153,2291,2292 with an area of extent 1.00 Acre Land Fully located at Erode RD, Perundurai SRD, Perundurai Taluk, Ingur Village North of: 30 feet breadth pathway; **Boundaries South of:** A Loganathan Vagaiyars remaining Lands; **East of:** Karuppanagounders lands, **West of:** A Loganathan vagaiyars remaining Lands, North-South Pathway belongs to Loganathan Vagaiyars and B K Venkatachalam So, the total extent of Both items comes to 1.90 Acres of Vacant Land.

Schedule - I (Property Owned By Mr.B.K.Venkatachalam)

R. S. No.274/3, Old S. F. No.484, Patta No.2290 with an area of extent 0.66 Acre Land fully located at Erode RD, Perundurai SRD, Perundurai Taluk, Ingur Village North of: Lands in R S No.274/4; South of: Lands in R S No.274/2; East of: Lands in R S No.271/2,271/3,4,7 West of: Lands in R S Nos. 274/6; R S No.271/8, Old S F

No.486 Patta Nos.2290 with an area of extent 0.24 Acre Land Fully located at Erode RD, Perundurai SRD, Perundurai Taluk, Ingur Village **North of:** East-West Thaar Road; **South of:** Lands in R S No.271/7; **East of:** Lands in R S No.271/6; **West of:** Lands in R S No.274/5; So, the total extent of Both items comes to 0.90 Acres of Vacant Land

Reserve Price for Schedule H & I : Rs.76,00,000/- (Rupees Seventy Six Lakh Only)

Schedule - O (Property Owned By Mr.B.K.Venkatachalam)

R.S.No.369/2 Old S.F.No. 18E, Patta No. 1178 with an extent of area 1.25 Acre Land fully located at Erode RD, Uthukuli SRD, Perundurai Taluk, Vaipadi Village, Vaipadi Panchayat **North of :** Sanakattu Thotta thukkarak Vagaiara Lands and Vasanthamani's Land; **South of :** East-West Road; **East of :** R.S.No.323 Land; **West of :** North-South Road; Right to use all roads and Cart Track.

Reserve Price: Rs.25,00,000/- (Rupees Twenty Five Lakh Only)

Schedule - P (Property Owned By Mr.B.K.Venkatachalam)

R.S.No.324/3 Old S.F.No. 18D, Patta No. 674 with an extent of area 0.81-¾ Acre Land fully located at Erode RD, Uthukuli SRD, Perundurai Taluk, Vaipadi Village, Vaipadi Panchayat **North of :** East-West Road; **South of :** Ranga Samy, Muthu Gounder, Saraswathi and Sagunthala's Lands; **East of :** Nallasamy Gounder's Lands; **West of :** Goundanpalayam Vivasaye @ Senniappagounder Vagaiara Lands; Right to use all roads and Cart Track.

Reserve Price : Rs.16,00,000/- (Rupees Sixteen Lakh Only)

RE-AUCTION DETAILS

Date of Re-Tender-Cum-Auction Sale	Venue
29.09.2025	City Union Bank Limited, Bhavani Branch, 176-178, Bhavani Main Road, Bhavani - 638301 Telephone No: 04256-232033, Cell Nos. 9344038610, 8925964900

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., Bhavani Branch, 176-178, Bhavani Main Road, Bhavani - 638301.** (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: 04256-232033, Cell Nos. 9344038610, 8925964900.** (5)The property/ies are sold on "As-is-where-is" and "As-is-what-is" "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 : 06.09.2025

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



இணையதளம் : www.cityunionbank.com