



CITY UNION BANK LIMITED

Credit Recovery and Management Department

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

Kumbakonam - 612001. Crmd: crmd@cityunionbank.in,

Phone: 0435-24-E3232, Fax: 0435-2431746

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

Sale Notice For Sale of immovable Assets Under The Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 Read with Proviso to Rule 8(6) of The Security Interest (enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) / Guarantor(s) / Mortgagor(s), that the below described immovable properties mortgaged/charged to the City Union Bank Ltd., Possession of which has been taken by the Authorised Officer of the City Union Bank Ltd., Secured Creditor, will be sold on "As is where's", "As is what's", "Whatever there is" and "Without recourse basis" on 13-10-2025 at 1.00 p.m. for Recovery of Rs.1,29,09,61,659/- (Rupees One Hundred and Twenty Nine Crore and Nine Lakh Sixty One Thousand Six Hundred and Fifty Nine only) as on 07-09-2025, together with further interest thereon from 08-09-2025 and Other Incidental Expenses, etc. due to the Secured Creditor from No.1) M/s. Naachiar Paper Boards Pvt. Limited, No.59, Govthamapuri Nagar, Peelamedu, Coimbatore - 641004. Also at: M/s. Naachiar Paper Boards Pvt. Limited, Survey Nos.352, 353, Sattur Taluk, Sevapatti Village, Virudhunagar - 626140. No.2) Mr. V. Alagarsamy, S/o. Mr. A. Varadaraj, S/o. Mr. S. Ravidurai, S/o. Mr. V. Srinivasan, 601, Periyar Nagar, Sattur - 626203. Also at: Mr. S. Ravidurai, S/o. Mr. V. Srinivasan, 205, Periyar Nagar, Sattur - 626203. No.4) Mr. V. Kesavan, S/o. Mr. A. Varadaraj, 4/281, Kattanaseval, Thayilpatti Post, Sivakasi - 626128. No.3) Mr. S. Ravidurai, S/o. Mr. V. Srinivasan, 601, Periyar Nagar, Sattur - 626203. No.5) Mr. K. Latha Maheswar, W/o. Mr. V. Kesavan, 4/281, Thayilpatti Village, Sivakasi Taluk - 626128. No.6) Mrs. V. Renganayagi, W/o. Mr. A. Varadaraj, No.4/70, Thayilpatti, Sivakasi - 626128.

Sl. No.	Schedule of Properties	Reserve Price	Earnest Money Deposit (EMD)
1	Schedule - A 1 & A 2	Rs. 96,50,000/-	Rs. 9,65,000/-
2	Schedule - A 3	Rs. 44,00,000/-	Rs. 4,40,000/-
3	Schedule - A 4	Rs. 3,00,000/-	Rs. 30,000/-
4	Schedule - A 5	Rs. 4,50,000/-	Rs. 45,000/-
5	Schedule - A 6 (Item 1 & 2)	Rs. 17,50,000/-	Rs. 1,75,000/-
6	Schedule - A 6 (Item 3 to 14)	Rs. 65,00,000/-	Rs. 6,50,000/-
7	Schedule - A 7	Rs. 36,00,000/-	Rs. 3,60,000/-
8	Schedule - A 8	Rs. 26,00,000/-	Rs. 2,60,000/-
9	Schedule - A 9	Rs. 99,00,000/-	Rs. 9,90,000/-
10	Schedule - A 10	Rs. 29,00,000/-	Rs. 2,90,000/-
11	Schedule - A 12	Rs. 94,00,000/-	Rs. 9,40,000/-

The Sale is proposed to be conducted through "Swiss Challenge Method", based on an existing offer in hand (Anchor Bidder). Parties interested to buy the properties may Challenge the Anchor bid for any higher amount with an incremental amount of Rs.1,00,000/- and the Anchor Bidder / (Original Offer) will have a right to match the same. If in case the Original Offer (Anchor Bidder) fails to match the highest bid, the property will be sold to the Challenging highest bidder.

Date of Inspection : 10-10-2025 (working days only) between 11 a.m. to 4 p.m.

Last Date for Submission of Bid & EMD : 13-10-2025 at 12:00 Noon

Place of Auction : City Union Bank Ltd., Sivakasi Branch, No.13, Chairman NPSN Arumugam, Nadar Road, Sivakasi, Virudhunagar - 626123.

Incremental amount : Rs. 1,00,000/- (Rupee One Lakh only).

Immovable Properties Mortgaged to our Bank

Schedule - A1: (First Schedule of Property Owned by

Mr. V. Kesavan, S/o. Mr. A. Varadaraj)

SI.No.1:- The Punja land measuring 1 Acre 01 Cents = 0.410 Hectares lies in Ayan Punja Survey No.305/2B in Sevapatti Village, Sevapatti Panchayat, Vembakkottai Panchayat Union, Sattur Taluk, Sattur Sub-Registration District & Virudhunagar Regn. District bound by:- East - Punja land belongs to Rasu alias Sundaram, West - Punja land belongs to Panchamirthamall Vagaiyara, North - Punja land belongs to K. Paulsamy Thevar, South - Punja land belongs to N. Gurusamy Naicker.

SI.No.2:- The Punja land measuring 1 Acre 61 Cents = 0.650 Hectares lies in Ayan Punja Survey No.302/3C in Sevapatti Village, Sevapatti Panchayat, Vembakkottai Panchayat Union, Sattur Taluk, Sattur Sub-Registration District & Virudhunagar Regn. District bound by:- East - Punja land belongs to Rasu alias Sundaram, West - Punja land belongs to Panchamirthamall Vagaiyara, North - Punja land belongs to K. Paulsamy Thevar, South - Punja land belongs to N. Gurusamy Naicker.

SI.No.3:- The Punja land measuring 12 Cents = 0.050 Hectares lies in Ayan Punja Survey No.302/3B and 1/3rd rights in the well in Sevapatti Village, Sevapatti Panchayat, Vembakkottai Panchayat Union, Sattur Taluk, Sattur Sub-Registration District & Virudhunagar Registration District.

(Second Schedule of Property Owned by Mr. V. Kesavan, S/o. Mr. A. Varadaraj)

SI.No.1:- The Punja land measuring 1 Acre 31 Cents = 0.530 Hectares lies in Ayan Punja Survey No.305/2C in Sevapatti Village, Sevapatti Panchayat, Vembakkottai Panchayat Union, Sattur Taluk, Sattur Sub-Registration District & Virudhunagar Regn. District bound by:- East - Punja land belongs to Rasu alias Sundaram, West - Punja land belongs to Panchamirthamall Vagaiyara, North - Punja land belongs to K. Paulsamy Thevar, South - Punja land belongs to N. Gurusamy Naicker.

SI.No.2:- The Punja land measuring 1 Acre 61 Cents = 0.650 Hectares lies in Ayan Punja Survey No.302/3C in Sevapatti Village, Sevapatti Panchayat, Vembakkottai Panchayat Union, Sattur Taluk, Sattur Sub-Registration District & Virudhunagar Regn. District bound by:- East - Punja land belongs to Rasu alias Sundaram, West - Punja land belongs to Panchamirthamall Vagaiyara, North - Punja land belongs to K. Paulsamy Thevar, South - Punja land belongs to N. Gurusamy Naicker.

SI.No.3:- The Punja land measuring 12 Cents = 0.050 Hectares lies in Ayan Punja Survey No.302/3B and 1/3rd rights in the well in Sevapatti Village, Sevapatti Panchayat, Vembakkottai Panchayat Union, Sattur Taluk, Sattur Sub-Registration District & Virudhunagar Registration District.

(Third Schedule of Property Owned by Mr. V. Kesavan, S/o. Mr. A. Varadaraj)

SI.No.1:- The Punja land measuring 4 Acre 99 Cents = 0.340 Hectares lies in Ayan Punja Survey No.305/2A in Sevapatti Village, Sevapatti Panchayat, Vembakkottai Panchayat Union, Sattur Taluk, Sattur Sub-Registration District & Virudhunagar Registration District bound by:- East - Punja land belongs to Rasu alias Sundaram, West - Punja land belongs to Panchamirthamall Vagaiyara, North - Punja land belongs to K. Paulsamy Thevar, South - Punja land belongs to N. Gurusamy Naicker.

SI.No.2:- The Punja land measuring 1 Acre 68 Cents = 0.680 Hectares lies in Ayan Punja Survey No.302/3D in Sevapatti Village, Sevapatti Panchayat, Vembakkottai Panchayat Union, Sattur Taluk, Sattur Sub-Registration District & Virudhunagar Regn. District bound by:- East - Punja land belongs to Rasu alias Sundaram, West - Punja land belongs to Panchamirthamall Vagaiyara, North - Punja land belongs to K. Paulsamy Thevar, South - Punja land belongs to N. Gurusamy Naicker.

SI.No.3:- The Punja land measuring 12 Cents = 0.050 Hectares lies in Ayan Punja Survey No.302/3B and 1/3rd rights in the well in Sevapatti Village, Sevapatti Panchayat, Vembakkottai Panchayat Union, Sattur Taluk, Sattur Sub-Registration District & Virudhunagar Registration District.

(Fourth Schedule of Property Owned by Mr. V. Kesavan, S/o. Mr. A. Varadaraj)

SI.No.1:- The Punja land measuring 1 Acre 78 Cents = 0.720 Hectares lies in Ayan Punja Survey No.305/1 in Sevapatti Village, Sevapatti Panchayat, Vembakkottai Panchayat Union, Sattur Taluk, Sattur Sub-Registration District & Virudhunagar Registration District bound by:- East - Punja land belongs to Rasu alias Sundaram, West - Punja land belongs to Panchamirthamall Vagaiyara, North - Punja land belongs to Sarawathiammal, South - Punja land belongs to N. Gurusamy Naicker.

SI.No.2:- The Punja land measuring 1 Acre 31 Cents = 0.370 Hectares lies in Ayan Punja Survey No.305/1 in Sevapatti Village, Sevapatti Panchayat, Vembakkottai Panchayat Union, Sattur Taluk, Sattur Sub-Registration District & Virudhunagar Registration District bound by:- East - Punja land belongs to Rasu alias Sundaram, West - Punja land belongs to Panchamirthamall Vagaiyara, North - Punja land belongs to Sarawathiammal, South - Punja land belongs to N. Gurusamy Naicker.

SI.No.3:- The Punja land measuring 12 Cents = 0.050 Hectares lies in Ayan Punja Survey No.302/3B and 1/3rd rights in the well in Sevapatti Village, Sevapatti Panchayat, Vembakkottai Panchayat Union, Sattur Taluk, Sattur Sub-Registration District & Virudhunagar Registration District.

(Fifth Schedule of Property Owned by Mr. V. Kesavan, S/o. Mr. A. Varadaraj)

SI.No.1:- The Punja land measuring 1 Acre 03 Cents = 0.415 Hectares lies in Punja Survey No.351/8B in Sevapatti Village, Sevapatti Panchayat, Vembakkottai Panchayat Union, Sattur Taluk, Sattur Sub-Registration District & Virudhunagar Registration District bound by:- East - Punja land belongs to Rasu alias Sundaram, West - Punja land belongs to Panchamirthamall Vagaiyara, North - Punja land belongs to Sarawathiammal, South - Punja land belongs to N. Gurusamy Naicker.

SI.No.2:- The Punja land measuring 1 Acre 31 Cents = 0.370 Hectares lies in Ayan Punja Survey No.351/1 in Sevapatti Village, Sevapatti Panchayat, Vembakkottai Panchayat Union, Sattur Taluk, Sattur Sub-Registration District & Virudhunagar Registration District bound by:- East - Punja land belongs to Rasu alias Sundaram, West - Punja land belongs to Panchamirthamall Vagaiyara, North - Punja land belongs to Sarawathiammal, South - Punja land belongs to N. Gurusamy Naicker.

SI.No.3:- The Punja land measuring 12 Cents = 0.050 Hectares lies in Ayan Punja Survey No.351/8B and 1/3rd rights in the well in Sevapatti Village, Sevapatti Panchayat, Vembakkottai Panchayat Union, Sattur Taluk, Sattur Sub-Registration District & Virudhunagar Registration District.

(Sixth Schedule of Property Owned by Mr. V. Kesavan, S/o. Mr. A. Varadaraj)

SI.No.1:- The Punja land measuring 1 Acre 31 Cents = 0.370 Hectares lies in Ayan Punja Survey No.351/1 in Sevapatti Village, Sevapatti Panchayat, Vembakkottai Panchayat Union, Sattur Taluk, Sattur Sub-Registration District & Virudhunagar Registration District bound by:- East - Punja land belongs to Rasu alias Sundaram, West - Punja land belongs to Panchamirthamall Vagaiyara, North - Punja land belongs to Sarawathiammal, South - Punja land belongs to N. Gurusamy Naicker.

SI.No.2:- The Punja land measuring 1 Acre 31 Cents = 0.370 Hectares lies in Ayan Punja Survey No.351/1 in Sevapatti Village, Sevapatti Panchayat, Vembakkottai Panchayat Union, Sattur Taluk, Sattur Sub-Registration District & Virudhunagar Registration District bound by:- East - Punja land belongs to Rasu alias Sundaram, West - Punja land belongs to Panchamirthamall Vagaiyara, North - Punja land belongs to Sarawathiammal, South - Punja land belongs to N. Gurusamy Naicker.

SI.No.3:- The Punja land measuring 12 Cents = 0.050 Hectares lies in Ayan Punja Survey No.351/8B and 1/3rd rights in the well in Sevapatti Village, Sevapatti Panchayat, Vembakkottai Panchayat Union, Sattur Taluk, Sattur Sub-Registration District & Virudhunagar Registration District.

(Seventh Schedule of Property Owned by Mr. V. Kesavan, S/o. Mr. A. Varadaraj)

SI.No.1:- The Punja land measuring 1 Acre 31 Cents = 0.370 Hectares lies in Ayan Punja Survey No.351/1 in Sevapatti Village, Sevapatti Panchayat, Vembakkottai Panchayat Union, Sattur Taluk, Sattur Sub-Registration District & Virudhunagar Registration District bound by:- East - Punja land belongs to Rasu alias Sundaram, West - Punja land belongs to Panchamirthamall Vagaiyara, North - Punja land belongs to Sarawathiammal, South - Punja land belongs to N. Gurusamy Naicker.

SI.No.2:- The Punja land measuring 1 Acre 31 Cents = 0.370 Hectares lies in Ayan Punja Survey No.351/1 in Sevapatti Village, Sevapatti Panchayat, Vembakkottai Panchayat Union, Sattur Taluk, Sattur Sub-Registration District & Virudhunagar Registration District bound by:- East - Punja land belongs to Rasu alias Sundaram, West - Punja land belongs to Panchamirthamall Vagaiyara, North - Punja land belongs to Sarawathiammal, South - Punja land belongs to N. Gurusamy Naicker.

SI.No.3:- The Punja land measuring 12 Cents = 0.050 Hectares lies in Ayan Punja Survey No.351/8B and 1/3rd rights in the well in Sevapatti Village, Sevapatti Panchayat, Vembakkottai Panchayat Union, Sattur Taluk, Sattur Sub-Registration District & Virudhunagar Registration District.

(Eighth Schedule of Property Owned by Mr. V. Kesavan, S/o. Mr. A. Varadaraj)

SI.No.1:- The Punja land measuring 1 Acre 31 Cents = 0.370 Hectares lies in Ayan Punja Survey No.351/1 in Sevapatti Village, Sevapatti Panchayat, Vembakkottai Panchayat Union, Sattur Taluk, Sattur Sub-Registration District & Virudhunagar Registration District bound by:- East - Punja land belongs to Rasu alias Sundaram, West - Punja land belongs to Panchamirthamall Vagaiyara, North - Punja land belongs to Sarawathiammal, South - Punja land belongs to N. Gurusamy Naicker.

SI.No.2:- The Punja land measuring 1 Acre 31 Cents = 0.370 Hectares lies in Ayan Punja Survey No.351/1 in Sevapatti Village, Sevapatti Panchayat, Vembakkottai Panchayat Union, Sattur Taluk, Sattur Sub-Registration District & Virudhunagar Registration District bound by:- East - Punja land belongs to Rasu alias Sundaram, West - Punja land belongs to Panchamirthamall Vagaiyara, North - Punja land belongs to Sarawathiammal, South - Punja land belongs to N. Gurusamy Naicker.

SI.No.3:- The Punja land measuring 12 Cents = 0.050 Hectares lies in Ayan Punja Survey No.351/8B and 1/3rd rights in the well in Sevapatti Village, Sevapatti Panchayat, Vembakkottai Panchayat Union, Sattur Taluk, Sattur Sub-Registration District & Virudhunagar Registration District.

(Ninth Schedule of Property Owned by Mr. V. Kesavan, S/o. Mr. A. Varadaraj)

SI.No.1:- The Punja land measuring 1 Acre 31 Cents = 0.370 Hectares lies in Ayan Punja Survey No.351/1 in Sevapatti Village, Sevapatti Panchayat, Vembakkottai Panchayat Union, Sattur Taluk, Sattur Sub-Registration District & Virudhunagar Registration District bound by:- East - Punja land belongs to Rasu alias Sundaram, West - Punja land belongs to Panchamirthamall Vagaiyara, North - Punja land belongs to Sarawathiammal, South - Punja land belongs to N. Gurusamy Naicker.

SI.No.2:- The Punja land measuring 1 Acre 31 Cents = 0.370 Hectares lies in Ayan Punja Survey No.351/1 in Sevapatti Village, Sevapatti Panchayat, Vembakkottai Panchayat Union, Sattur Taluk, Sattur Sub-Registration District & Virudhunagar Registration District bound by:- East - Punja land belongs to Rasu alias Sundaram, West - Punja land belongs to Panchamirthamall Vagaiyara, North - Punja land belongs to Sarawathiammal, South - Punja land belongs to N. Gurusamy Naicker.

SI.No.3:- The Punja land measuring 12 Cents = 0.050 Hectares lies in Ayan Punja Survey No.351/8B and 1/3rd rights in the well in Sevapatti Village, Sevapatti Panchayat, Vembakkottai Panchayat Union, Sattur Taluk, Sattur Sub-Registration District & Virudhunagar Registration District.

(Tenth Schedule of Property Owned by Mr. V. Kesavan, S/o. Mr. A. Varadaraj)

SI.No.1:- The Punja land measuring 1 Acre 31 Cents = 0.370 Hectares lies in Ayan Punja Survey No.351/1 in Sevapatti Village, Sevapatti Panchayat, Vembakkottai Panchayat Union, Sattur Taluk, Sattur Sub-Registration District &

Terms and Conditions of 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 13, Sivakasi Branch Chairman Npsn Arumuga,Nadar Road,Sivakasi, Virudhunagar - 626123
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 12.00Noon. on the date of Tender-cum-Auction Sale hereby notified.
4. For inspection of the property and other particulars, the intending purchaser may contact branch Cell No.9367423695, 8925876331
5. The property/ies are sold on "As- is- where- is" , "As-is-what-is" and "whatever there is" "Without recourse"basis.
6. The bid price to be submitted shall be above the reserve price/ anchor bid and during the auction, bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and by minimum increase in the bid amount given in the table to the last higher bid of the bidders. The property will not be sold below the reserve price set by the Authorized Officer. The bid quoted below the reserve price shall be rejected. The bidders shall increase their bids in multiples of the amount specified in the public sale notice/Terms and condition of Sale. Unlimited extension of 10 Minutes time will be given in case of receipt of bid in last ten minutes. Ten minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of 10 minutes to the last highest bid, the auction shall be closed.
7. After conclusion of auction:

The "Anchor Bidder" will be informed of the highest bid and shall have right to match the highest bid on the same day of the Auction after being informed by the Authorised officer about the highest bid.

Once the "Anchor Bidder" matches the highest quote, the Anchor bidder shall be declared as successful bidder and he has to deposit 25% of the highest bid amount (inclusive of EMD) with the Bank on the same day or latest by the next day of the exercise of ROFR. In such an event the EMD submitted by other bidders will be returned forthwith. It is to be clarified that already deposited amount by the Anchor bidder would be considered towards 25% of the bid amount.

In the event "Anchor bidder" does not wish to increase his offer by matching the highest bid, the highest bidder shall be declared as successful bidder and he shall have to deposit 25% of the bid amount (inclusive of EMD amount) as per the terms of notice, failing which the EMD deposited by him will be forfeited.

In case the successful bidder fails to deposit the balance 75% of bid amount within 15 days from the date of confirmation of sale, the initial deposit made by the bidder shall be forfeited by the Authorised Officer without any notice.

The successful bidder would bear the charges/ fees payable for conveyance such as Stamp duty, Registration fee, etc. & Taxes as applicable as per law.

The Authorised Officer will not be held responsible for any charge, lien, encumbrance, property tax or any other dues/ Taxes to the Govt. or anybody in respect of the property under Sale.

The Authorised Officer has the absolute right to accept or reject the bid or adjourn/postpone the sale without assigning any reason therefore.

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 bidder should pay the statutory dues TDS,GST if any, due to Government, Government undertaking and local bodies
10. 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.