





# 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,  
Ph : 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.6,88,25,702/- (Rupees Six Crore Eighty Eight Lakh Twenty Five Thousand Seven Hundred and Two only)** as on **22-09-2024** together with further interest to be charged from **23-09-2024** onwards and other expenses, any other dues to the Bank by the borrowers / guarantors **No.1) M/s. Sri Vanni Thangam Food Products, No.69, Bharathihasan Street, Kovilpatti, Thoothukudi - 628501. No.2) Mr. M. Senthilkaniraja, S/o. S.V.C. Muneeswaran, No.5C2/6, Rajeev Nagar 2nd Street, Kovilpatti, Thoothukudi - 628501. Also at, Mr. M. Senthilkaniraja, S/o. S.V.C. Muneeswaran, No. 147/6, Rajeev Nagar 3rd Street, Kovilpatti, Thoothukudi - 628501. No.3) Mrs. S. Laxmi, W/o. M. Senthilkaniraja, No. 5C2/6, Rajeev Nagar 2nd Street, Kovilpatti, Thoothukudi - 628501. Also at, Mrs. S. Laxmi, W/o. M. Senthilkaniraja, No.147/6, Rajeev Nagar 3rd Street, Kovilpatti, Thoothukudi - 628501. No.4) M/s. Anugraha Flour Mills, No.32, Bharadidhasan Street, Kovilpatti Thoothukudi - 628501. No.5) M/s. Neha Edible Products, No.32/33, Bharadidhasan Street Kovilpatti, Thoothukudi - 628501.**

**Note :** (1) That our **128-Kovilpatti Branch** has also extended Financial Assistance (CUB OSL SPECIAL-BR : 501812080079853) dated **05-07-2021** requested by No.1 of you represented by No.2 of you as Proprietor for which Nos.2 & 3 of you stood as Co-obligants for the facility for a total amount of **Rs.55,00,000/-** at a ROI of 10%. The same has been also classified as **NPA on 04-07-2022** and the outstanding balance as on **22-09-2024** is **Rs.74,97,214/-** plus further interest and penal interest of 2.00% with monthly rests to be charged from **23-09-2024** till the date of realization.

(2) That our **128-Kovilpatti Branch** has also extended Financial Assistance (ECLGS 1.0 EXTENSION : 501812080088531) dated **30-03-2022** requested by No.1 of you represented by No.2 of you as Proprietor for which Nos.2 & 3 of you stood as Co-obligants for the facility for a total amount of **Rs.35,90,000/-** at a ROI of 8.50%. The same has been also classified as **NPA on 04-07-2022** and the outstanding balance as on **22-09-2024** is **Rs.45,69,676/-** plus further interest and penal interest of 2.00% with monthly rests to be charged from **23-09-2024** till the date of realization.

### Immovable Properties Mortgaged to our Bank

#### Schedule - B : (Property Owned by Mr. M. Senthilkaniraja, S/o. S.V.C. Muneeswaran)

Land and building situated at Palayamkottai, Sub-Registration Circle of Kovilpatti, Pandavaramangalam Village Survey Number 596-2A2A1A1 (Before Sub-Division S. No. 596/2A) The Property is Bounded: North by : Land Sold to Mr. Varathrajan and Mrs. JegaJothi Varatharaj, East by : House Belongs to Mr. Jeyabal and Mr. Varatharaj Vagaiyara, West by : Land and Building belongs to Mr. Murugesapandian, South by : 20 Feet Wide East-West 3rd Street. East : East-West on the North - 39.50 Feet and on the South-39.50 Feet, North-South on the West-60 Feet and on the East-60 Feet that is 2,370 Sq.Feet Equal to 220.178 sq.meter Equal to 5.44 Cents With Building Bearing Door Number 147/6, Old No.5 C2/6.

**Reserve Price : Rs.1,10,00,000/-**

**(Rupees One Crore Ten Lakh only)**

#### Schedule - C : (Property Owned by Mr. M. Senthilkaniraja, S/o. S.V.C. Muneeswaran)

Land Situated at Registration District of Palayamkottai, Sub-Registration District of Kovilpatti, Kovilpatti Municipality limit, Kovilpatti Town, Previous Ward No.8 and Ward No. 14, 26, Now New Ward No.31, Sasthri Nagar 1st Street, Kovilpatti Previous adangal No.125/2, New Survey number 590/1A measuring 1 Acre 06 Cents, S.No.590/4A measuring 1 Acre 04 Cents, S. No. 590/1B measuring 1 Acre 06 Cents, S.No.590/4B measuring 1 Acre 04 Cents, Totally Measures 4 Acre 20 Cents was Promoted as Layout by dividing into many Plots. In which Western side of Plot Number-30. The Property is Bounded: North by : 20 Feet wide East-West Theru, East by : Western Side of the Plot Number - 30 belongs to Mrs. Chellammal, West by : Plot Number 29, South by : Plot No.25 belongs to Senthilkumar Vagaiyara, East-West on the North - 29% feet and on the South - 29% feet North-South on the West 52.50 feet and on the East - 50% Feet that is 1,510.031 Sq. Feet Equal to 140.285 sq. meter Equal to 3.466 Cents.

**Reserve Price : Rs.18,00,000/-**

**(Rupees Eighteen Lakh only)**

#### Schedule - D : (Property Owned by Mr. M. Senthilkaniraja, S/o. S.V.C. Muneeswaran)

Land & building situated at Registration District of Palayamkottai, Sub-Registration District of Kovilpatti, Kovilpatti Municipal Limit, Ward Number - 20 (previous Ward Number - 9, 16, 18), Kassukarar Street, Kovilpatti Survey Number 444/1. The Property is Bounded: North by : Land and Building belongs to Nadar Uravin Murai Sangam and East-West Common Wall, East by : House bearing Door Number 19 belongs to Thangaraj and South-North Common Wall, West by : House belongs to Avudaiaappan Chettiyar Vagaiyara and South-North Common Wall, South by : House of Chinnasamy Nadar and South-North - 4 1/2 feet wide Common Pathway. East-West on the North - 10 feet and on the South - 9% feet North-South on the West and on the East - 44 Feet that is 423.50 Sq. ft. equal to 39.34 Sq. Meter.

**Reserve Price : Rs.25,00,000/-**

**(Rupees Twenty Five Lakh only)**

#### Schedule - E : (Property Owned by Mr. M. Senthilkaniraja, S/o. S.V.C. Muneeswaran)

**Item 1 :** Land situated at Palayamkottai Registration District, Kovilpatti Sub-Registration Circle, Kovilpatti Panchayat Union, Manthithoppu Panchayat Limit, Manthithoppu Survey Numbers - 350/1A, 350/1B, 350/3. The Property is Bounded: North by : 20 feet wide East-West Road, South by : Plot Number - 16, 5, East by : 20 feet wide South-North Road, West by : Plot number - 10, East-West on the North - 25 feet and on the South - 36 feet

South-North on the East - 53 feet and on the West - 50 feet that is 1,570.75 sq.feet. Plot Number - 9 East-West on the North - 30 feet and on the South - 30 feet, South-North on the East - 50 feet and on the West - 49.50 feet that is 1,492.50 sq.feet.

**Item 2 :** Land Situated at Palayamkottai Registration District, Kovilpatti, Sub-Registration Circle, Kovilpatti Panchayat Union, Manthithoppu Panchayat Limit, Manthithoppu Survey Numbers 350/1A, 350/1B, 350/3. The Property is Bounded: North by : Plot Numbers 8, 9, 10, 11 & 12, South by : 20 Feet Wide East-West Road, East by : 20 Feet Wide South-North Road, West by : Kovilpatti to Kurumalai Road. **Extent :** Plot Number : 13 East-West on the North - 58 and on the South - 40.75 Feet, South-North on the East 48.50 and on the West - 51 Feet that is 2,456.40 Sq. feet, Plot Number : 14 East-West on the North-30 Feet and on the South - 30 Feet South-North on the East - 49.25 Feet and on the West - 48.50 Feet that is 1,466.25 Sq. Feet, Plot Number : 15, East-West on the North - 30 Feet and on the South-30 Feet South-North on the East - 50 Feet and on the West - 49.25 Feet that is 1,488.75 Sq. Feet, Plot Number : 16, East-West on the North - 36 Feet and on the South - 32 Feet South-North on the East - 51.75 Feet and on the West - 50 Feet that is 1,729.75 Sq. Feet.

**Reserve Price : Rs.85,00,000/-**

**(Rupees Eighty Five Lakh only)**

#### Schedule - G : (Property Owned by Mr. M. Senthilkaniraja, S/o. S.V.C. Muneeswaran)

**Item 1 :** All the Piece and Parcel of Land situated in Registration District of Palayamkottai, Sub-Registration District of Kovilpatti, Kovilpatti Municipality Limit, Kovilpatti Town, Previous Ward No. 8 and Ward No. 14, 26, now New Ward No. 31, Sasthirinagar 1st Street, Kovilpatti Previous Adangal No. 125/2, New S. No. 590/1A measuring 1 Acre 06 Cents, S. No. 590/4A measuring 1 Acre 04 Cents, S. No. 590/1B measuring 1 Acre and 06 Cents, S. No. 590/4B measuring 1 Acre 04 Cents, Totally, measures 4 Acre 20 Cents was promoted as layout by dividing into many Plots. In Which Plot No. 28 measuring 3.925 Cents and there about bounded as follows **Boundaries :** North by : 20 feet wide East-West Theru, East by : Plot No. 29, South by : Plot No. 27 belongs to Senthil Kumar, West by : Municipal School. **Measuring :** East-West on the North - 31.25 Feet, on the South - 31.50 Feet, North-South on the West - 53.50 Feet, on the East - 55.50 Feet I.E. 1,709.937 Sq. Feet = 158.857 Sq. Meter = 3.925 Cents.

**Item 2 :** All the Piece and Parcel of Land Situated in Registration District of Palayamkottai, Sub-Registration District of Kovilpatti, Kovilpatti Municipality Limit, Kovilpatti Town, Previous Ward No. 8 and Ward No. 14, 26, now New Ward No. 31, Sasthri Nagar 1st Street, Kovilpatti Previous Adangal No. 125/2, New S. No. 590/1A measuring 1 Acre 06 Cents, S. No. 590/4A measuring 1 Acre 04 Cents, S. No. 590/1B measuring 1 Acre 06 Cents, S. No. 590/4B measuring 1 Acre 04 Cents, totally measures 4 Acre 20 Cents was promoted as layout by dividing into many Plots. In Which Plot No. 29 measuring 3.847 Cents and there about bounded as follows **Boundaries :** North by : 20 Feet Wide East-West Theru, East by : Plot No. 30, South by : Plot No. 26 belongs to Senthil Kumar, West by : Plot No. 28, **Measuring :** East-West on the North - 31.75 Feet, on South 31.50 Feet. North-South on the West 53.50 feet, on the East 52.50 feet. I. E. 1,676.125 Sq. Feet = 155.715 Sq. Meter = 3.847 Cents.

**Reserve Price : Rs.45,00,000/-**

**(Rupees Forty Five Lakh only)**

### RE-AUCTION DETAILS

Date of Re-Tender-cum-Auction Sale	Venue
21-11-2024	City Union Bank Ltd., Kovilpatti Branch No.794, Main Road, Kovilpatti - 628502, Thoothukudi. Telephone No.04632-228954, Cell Nos.9367402608, 9360517821.

### 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, Kovilpatti Branch, No.794, Main Road, Kovilpatti - 628502, Thoothukudi.** (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.04632-228954, Cell Nos.9367402608, 9360517821.** (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 : 01-11-2024** 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 23 cm.