



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.2,67,64,258/- (Rupees Two Crore Sixty Seven Lakh Sixty Four Thousand Two Hundred and Fifty Eight only)** as on 19-09-2024 together with further interest to be charged from 20-09-2024 onwards and other expenses, any other dues to the Bank by the borrowers / guarantors **No.1 Mr. N. Selvaraj, S/o. Mr. Natesan, No.345A, Anna Nagar, Peravurani, Thanjavur District. No.2 Mrs. S. Deivanai, W/o. Mr. N. Selvaraj, No.345A, Anna Nagar, Peravurani, Thanjavur District. No.3 Mrs. R. Chinnaponnu Alias Mahalakshmi, W/o. Mr. Rajmohan, No.711, Kazhanivasal, Peravurani, Korattur, Thanjavur District.**

Notes:- 1) That our **002 - Thanjavur Branch** has also extended Financial Assistance (CUB OSL SPECIAL-BR: 50181208004938) dated **07-03-2019** requested by No.1 of you for which No.2 of you stood as Co-Obligant and Nos.1 & 2 of you stood as Guarantors for the facility for a Total Amount of **Rs.40,00,000/-** at a ROI of **14.00%**. The same has been also classified as **NPA on 30-11-2019** and the outstanding balance as on **19-09-2024** is **Rs.29,80,493/-** plus further interest and penal interest of **2.00%** with monthly rests to be charged from **20-09-2024** till the date of realization.

2) That our **002 - Thanjavur Branch** has also extended Financial Assistance (CUB OSL SPECIAL-BR: 501812080056497) dated **28-09-2019** requested by No.1 of you for which No.2 of you stood as Co-Obligant and No.1 of you stood as Guarantors for the facility for a Total Amount of **Rs.12,00,000/-** at a ROI of **15.50%**. The same has been also classified as **NPA on 30-11-2019** and the outstanding balance as on **19-09-2024** is **Rs.25,711,405/-** plus further interest and penal interest of **2.00%** with monthly rests to be charged from **20-09-2024** till the date of realization.

3) That our **002 - Thanjavur Branch** has also extended Financial Assistance (CUB OSL SPECIAL-BR: 501812080053616) dated **29-06-2019** requested by No.1 of you for which No.2 of you stood as Co-Obligant and Nos.1 & 2 of you stood as Guarantors for the facility for a Total Amount of **Rs.9,50,000/-** at a ROI of **16.00%**. The same has been also classified as **NPA on 30-11-2019** and the outstanding balance as on **19-09-2024** is **Rs.20,90,023/-** plus further interest and penal interest of **2.00%** with monthly rests to be charged from **20-09-2024** till the date of realization.

Immovable Properties Mortgaged to our Bank

Property - 1 : (Property Owned by Mr. N. Selvaraj, S/o. Mr. Natesan)

Land and Residential Building situated at Thanjavur District, Pattukkottai Registration District, Peravurani Sub-Registration District, Peravurani Panchayat Union, Peravurani Panchayat Board, Peravurani Taluk, No.28, Nattani Kottai Village, Punjai Sethu Road, Old Sy.No.52/3A1, New Sy.No.52/3A1A, measuring 0.10 Cents (i.e.) 4,360 Sq.ft., out of 1.005.5 Hectares (i.e.) 2.48 Acres (measuring 0.10 Cents out of 0.71.0 Ares) bearing Patta No.564, Vacant Site. **Boundaries:-** North of - Wari, South of - Road, East of - M. Madhina Punjai, West of - Punjai Sites of S. Thyagarajan and K. Samsudeen.

Reserve Price : Rs.90,00,000/-

(Rupees Ninety Lakh only)

Property - 2 : (Property Owned by Mrs. S. Deivanai, W/o. Mr. N. Selvaraj)

Item No.1:- Situated in Thanjavur District, Pattukkottai Registration District, Peravurani Sub-Registration District, Sethubavachatram Panchayat Union, Umathanadu Panchayat, Peravurani Taluk, No.50, Periyakathikottai Village, Patta No.159, Natham Land Register No.328587, (1) Sy.No.63/4 measuring 0.26.0 Ares (i.e.) 0.64 Cents, (2) Sy.No.63/8 measuring 0.26.0 Ares (i.e.) 0.64 Cents. **Total extent 0.52.0 Ares (i.e.) 1.28 Acres.**

Item No.2:- Situated in Thanjavur District, Pattukkottai Registration District, Peravurani Sub-Registration District, Sethubavachatram Panchayat Union, Umathanadu Panchayat, Peravurani Taluk, No.50, Periyakathikottai Village, Patta No.348, (1) Sy.No.63/5 measuring 0.35.5 Ares (i.e.) 0.88 Cents. **Total extent of both Items - 0.87.5 Ares (i.e.) 2.16 Acres.**

Reserve Price : Rs.39,00,000/-

(Rupees Thirty Nine Lakh only)

Property - 3: (Property Owned by Mrs. R. Chinnaponnu Alias Mahalakshmi, W/o. Mr. Rajmohan)

Item No.1:- Thanjavur District, Peravurani Circle, Pattukkottai Registration District, Peravurani Sub-Registration, Sethubavachatram Union, Kalainivasal Panchayat, 47 - Koratur Ukkadai Village, Computer Patta No.95. (1) R.S.No.32/3, 42.00 Cents, (0.17.0 Ares) (2) R.S.No.32/6, 48.00 Cents (0.19.5 Ares). **Total 90 Cents.**

Item No.2:- Thanjavur District, Peravurani Circle, Pattukkottai Registration District, Peravurani Sub-Registration, Sethubavachatram Union, Kalainivasal Panchayat, 47 - Koratur Ukkadai Village, Computer Patta No.130. (1) R.S.No.40/12, 13.50 Cents. (2) R.S.No.40/14, 43.00 Cents. (3) R.S.No.40/18, 13.50 Cents. **Total 70 Cents.** **Boundaries:-** North of - Ramasamy Devar and Sulochana Nanjai, South of - Kamala Nanjai, East of - Canal, West of - Rajalakshmi Nanjai.

Item No.1:- 1) R.S.No.32/3, 42.00 Cents, (0.17.0 Ares) 2) R.S.No.32/6, 48.00 Cents, (0.19.5 Ares) **Item No.2:-** 1) R.S.No.40/12, 13.50 Cents, 2) R.S.No.40/14, 43.00 Cents, 3) R.S.No.40/18, 13.50 Cents. **Total 160 Cents (1 Acre 60 Cents).**

Reserve Price : Rs.33,00,000/-

(Rupees Thirty Three Lakh only)

RE-AUCTION DETAILS

Date of Re-Tender-cum-Auction Sale	Venue
19-11-2024	City Union Bank Limited, Thanjavur Branch, No.1658, South Main Street, Thanjavur, Tamil Nadu - 613009. Telephone No.04362-230943, Cell No.9360330546.

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, Thanjavur Branch, No.1658, South Main Street, Thanjavur, Tamil Nadu - 613009.** (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.04362-230943, Cell No.9360330546.** (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 : 29-10-2024

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 16 cm.