



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

The following properties 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.16,03,05,329/- (Rupees Sixteen Crore Three Lakh Five Thousand Three Hundred and Twenty Nine only)** as on **28-10-2024** together with further interest to be charged from **29-10-2024** onwards, other expenses and any other dues to the bank by the borrowers / guarantors **No.1) M/s. Sony Borewells, Door No.3/75, Pappampalayam, Karichipalayam Post, Thiruchengodu Taluk, Namakkal District. Also at: M/s. Sony Borewells, No.6/12, 1st Street, CHB Colony, Thiruchengodu, Namakkal. No.2) Mr. N. Gunasekaran, S/o. Natarajan, No.6/12, 1st Street, CHB Colony, Velur Road, Thiruchengodu Taluk, Namakkal District. No.3) Mrs. G. Selvi, W/o. N. Gunasekaran, No.6/12, 1st Street, CHB Colony, Velur Road, Thiruchengodu Taluk, Namakkal District. No.4) M/s. Sanju Enterprises, Door No.3/75, Pappampalayam, Karichipalayam Post, Thiruchengodu Taluk, Namakkal District - 637201. No.5) M/s. Sony Rig Spares, Door No.3/75, Pappampalayam, Karichipalayam Post, Thiruchengodu Taluk, Namakkal District - 637201. Also at: M/s. Sony Rig Spares, No.125/3, 188, Sankagirai Main, Thiruchengodu, Namakkal - 637211.**

Note: That our **143 - Thiruchengodu Branch** has also extended Financial Assistance (CUB OSL TERM EMI-BR : 501812080024224) dated **22-12-2016** requested by No.2. of you for which No.3 of you stood as Co-Obligator for the facility for a total amount of **Rs.55,00,000/-** at a ROI of **9.50%**. The same has been also classified as NPA on **23-02-2017** and the outstanding balance as on **28-10-2024** is **Rs.9,36,287/-** plus further interest and penal interest of **2.00%** with monthly rests to be charged from **29-10-2024** till the date of realization.

Immovable Properties Mortgaged to our Bank

SCHEDULE - A : (Property Owned by Mr. N. Gunasekaran, S/o. Natarajan)

Namakkal Registration District and Thiruchengodu Sub-Registration District, Thiruchengodu Taluk, Thiruchengodu Village, Survey No.124/1A, As per Town Survey : Ward G, Block No.8, TSLR Nos.77, 78, 79 and 81, Municipal Ward No.21, CHB Colony, Street No.9, Total Extent : 3,093 + 3,600 = 6,693 Sq.ft. of Land. **Boundaries - Item No.1 :** East : The Property relating to Samiyappan and T.S.No.80, South : 8 feet breadth Road on South-North Direction and Malaikavalur Kovil Land, West : The Property identified as T.S.L.R.No.82/2 other Property, North : The Property identified as T.S.L.R.No.82/1 Muthusamy Land. **1st Bit :** East to West (on Northern Side) 67½ feet, East to West (on Southern Side) 55½ feet, South to North (on Eastern Side) 36½ feet, South to North (on Western Side) 61½ feet, Total Extent : 2,933 Sq.ft. of Land. **2nd Bit :** East to West (on Northern Side) 61 feet, East to West (on Southern Side) 67½ feet, South to North (on Western Side) 8 feet, Total Extent 160 Sq.ft. of Triangle Shape Land. **Boundaries - Item No.2 :** South to : The Property relating to Ravi and T.S No 74,75 & 76. West to : The remaining Property of the Vendors, North to : The Property relating to Samiyappan and others, East to : 12 feet breadth Common Road on South-North Direction, **Measurement :** East to West (on Northern Side) 73 feet, East to West (on Southern Side) 71 feet, South to North (on both Sides) 50 feet, Extent : 3,600 Sq.ft. of Land, Total extent : (3,093 + 3,600) = 6,693 Sq.ft., of land with all appurtenances and accessories attached therein. (The above said Property has been assigned as per the New Town Survey Ward G, Block No. 8, T.S.L.R Nos.77, 78, 79 & 82 to the extent of 0.0622 sq.mtrs.).

Schedule - B : (Property Owned by Mr. N. Gunasekaran, S/o. Natarajan)

Namakkal Registration District and Thiruchengodu Sub-Registration District, Thiruchengodu Taluk, Thiruchengodu Village, Survey No. : 124/1F (Old S.No.124/1), T.S.L.R.No.80, Ward - G, Block No. 8, C.H.B Colony, Street No. 9, Plot No. Total Extent 600 Sq.ft. of Land, Door No. **Boundaries :** East : North-South Municipal Road, West : T.V. Muthusamy and others Property, North : Muthusamy Property, South : Remaining Property of title holder N.Gunasekaran, East-West (On both Sides) 30 feet, North-South (On both Sides) 20 feet, Total Extent : 600 Sq.ft., of land with all appurtenances, accessories and all passage and easementary rights attached therein.

Reserve Price : Rs.1,50,00,000/-

(Rupees One Crore Fifty Lakh only) (For Schedule A & B)

Schedule - C : (Property Owned by Mr. N. Gunasekaran, S/o. Natarajan)

Namakkal Registration District and Thiruchengodu Sub-Registration District, Thiruchengodu Taluk, Thiruchengode Village, S.No.124/1, it has been assigned the New S.No.124/1A in the total extent of Punja Hectar 1.25.0 of Land, Municipal Ward No.21, Malaikavalur Kovil Street. Total Extent of 2300 + 2299 + 389 + 735 = 5,723 Sq.ft., of land. **Boundaries - Item No.1 :-** East to - The Property relating to One Professor Muthusamy, South to - The Property Identified as Item No.2 in 1st Bit, West to - The Property relating to Present title Holder, North to - The Property relating to one M. Muthu Boopathirajan. **Measurements:-** East to West (on Northern side) - 62.3 feet, East to West (on Southern side) - 53.5 feet, South to North (on Eastern side) - 41 feet, South to North (on Western side) - 40 feet, Extent 2,300 Sq.ft., of Land (The above said property as per Town Survey Ward - G, Block - 8 T.S.L.R.No.82/1B). **Boundaries - Item No.2:- (1st Bit)** - South to - The Property identified as 2nd and 3rd Bits, West to - The Property relating to Present Title Holder, North to - The Property identified as Item No.1, East to - The Property relating Professor Muthusamy. **Measurements:-** East to West (on Northern side) - 69 feet, East to West (on Southern side) - 62.25 feet, South to North

(on Western side) - 29 feet, South to North (on Eastern side) - 37.50 feet, Extent 2,299 Sq.ft., of Land. **(2nd Bit)** - South - The Property relating to Present Title Holder, North - The Property identified as 1st Bit, East - The Property identified as 3rd Bit. **Measurements:** East to West (on Northern side) - 62.25 feet, East to West (on Southern side) - 52.50 feet, South to North (on Western side) - 16.50 feet, Extent 389 Sq.ft., of land in Triangle Shape (The above said property as per Town Survey Ward - G, Block - 8 T.S.L.R.No.82/1B). **(3rd Bit)** - East and South - The Property relating to Present Title Holder, North - The Property relating to Professor Muthusamy and above Property, West - The Property relating to Present Title Holder and 2nd Bit. **Extent - 1st Bit :** East to West on both the sides 9.7 feet, South to North on Eastern side - 21.2 feet, South to North on Western Side - 20.0 feet, Extent 199 Sq.ft., of Land (The above said property as per Town Survey Ward - G, Block - 8 T.S.L.R.No.82/1B) **Extent - 2nd Bit :** East to West on both the sides 26.85 feet, South to North on both the sides 20.0 feet, Extent - 536 Sq.ft., of Land (The above said property as per Town Survey Ward - G, Block - 8 T.S.L.R.No.80 - Part). Total extent - (2300 + 2299 + 389 + 735) = 5,723 Sq.ft., of land with all appurtenances accessories and all passage and easementary rights attached therein.

Schedule - D : (Property Owned by Mr. N. Gunasekaran, S/o. Natarajan)

Namakkal Registration District and Sub-Registration District, Thiruchengodu Taluk, Thiruchengodu Village, Survey Number : 124/1, As Per Town Survey : Ward G, Block No.8, TSLR.No.82/2, Total extent : 6,928 Sq.ft. of Land. **Boundaries - Item No. 1 :** 1,078 Sq.ft. of Land. West to : 10 feet Breadth Road running into South-West Direction, East to : The Property relating to Raju @ Thambiran, North to : The Property relating to Muthusamy and Thangavel, South to : Malaikavalur Kovil Land. **Measurement :** East to West (On both the Sides) 49 feet, South to North (On both the Sides) 22 feet, Extent : 1,078 sq.ft. of Land. **Boundaries - Item No. 2 :** 1,237½ Sq.ft. of Land. East to : The Property relating to T. Muthusamy Vagayara ,South and West to : The Property relating to the Present title holder, North to : 20 feet Breadth road running into East-West Direction, East to West (On both the Sides) 27½ feet, South to North (On both the Sides) 45 feet, Extent : 1,237½ sq.ft. of land. **Boundaries - Item No. 3 :** 3,510 sq.ft. of Land. East to : The Property identified in Item No.1, South to : The Property relating to the present title holder, West to : 10 feet breadth Road from Malaikavalur Kovil Land, North to : The Property relating to one Bakkiyam and Sengodan. **Measurement :** East to West, (On Southern Side) 52 feet, (On Northern Side) 49 feet, South to North (On Eastern Side) 67 feet (On Western Side) 72 feet Extent : 3,510 Sq.ft. of Land. **Boundaries - Item No. 4 :** East to : The Property relating to Bakkiyam land, West and South to : The Property relating to the present title Holder, North to : 20 feet breadth Municipal Road. **Measurement :** East to West (On both Sides) 24½ feet, South to North (On both Sides) 45 feet, Extent : 1,102½ Sq.ft. of Land. Total Extent : 1,078 + 1,237½ + 3,510 + 1,102½ = 6,928 Sq.ft. land and a building bearing Door No. 10/1 with all passage and easementary rights attached therein.

Reserve Price : Rs. 4,40,00,000/-
(Rupees Four Crore Forty Lakh only) (For Schedule C & D)

RE-AUCTION DETAILS

Date of Re-Tender-cum-Auction Sale	Venue
27-11-2024	City Union Bank Limited, Thiruchengodu Branch, No.106A, South Car Street, Thiruchengode - 637211. Telephone No.04288-256356, Cell No. 9344038628.

Terms and Conditions of Re-Tender-cum-Auction Sale :

- 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.
- The intending bidders may obtain the Tender Forms from **The Manager, City Union Bank Limited, Thiruchengodu Branch, No.106A, South Car Street, Thiruchengode - 637211.**
- 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.
- For inspection of the property and other particulars, the intending purchaser may contact **Telephone No.04288-256356, Cell No. 9344038628.**
- The property/ies are sold on "As-is-where-is", "As-is-what-is" and "whatever-there is" basis.
- 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.
- 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.
- 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.
- The successful purchaser shall bear the charges/fees payable for conveyance, such as stamp duty, registration fee etc., as applicable under law.
- 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.
- 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 : 02-11-2024

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 21 cm.