



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

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.44,30,349,03/- (Rupees Four Crore Forty Lakh Thirty Four Thousand Nine Hundred and Three only)** as on 27-11-2023 together with further interest to be charged from 28-11-2023 onwards and other expenses, any other dues to the Bank by the borrowers / guarantors **No.1) M/s. Naga Cell Com, No.246A/4, Naicker New Street II Floor, Madurai - 625001. Also at, M/s. Naga Cell Com, No.6, Adhavan Street, Jai Nagar, Ponmeni, Madurai - 625016. No.2) Mr. N. Muthuannamalai, S/o. PL M. Nagappan, (Also in the capacity of legal heir of Late PLM Nagappan and Late Kalyani Achi), Agrinivathumidha, A-1, No.78, TPK Road, Andalpuram, Madurai. Also at, Mr. N. Muthuannamalai, S/o. PL M. Nagappan, (Also in the capacity of legal heir of Late PLM Nagappan and Late Kalyani Achi), No.6, Adhavan Street, Jai Nagar, Ponmeni, Madurai - 625016. No.3) Mrs. M. Theivanai, W/o. N. Muthuannamalai, Agrinivathumidha, A-1, No.78, TPK Road, Andalpuram, Madurai. Also at, Mrs. M. Theivanai, W/o. N. Muthuannamalai, No.6, Adhavan Street, Jai Nagar, Ponmeni, Madurai - 625016. No.4) M/s. Naga Distributors, Plot No.6, Ground Floor, Akshaya Villa, Adhavan Street, Jai Nagar, Ponmeni, Madurai - 625016. No.5) M/s. Naga Agencies, Plot No.6, 2nd Floor, Room No.2, Adhavan Street, Jai Nagar, Ponmeni, Madurai - 625016. No.6) Mrs. Usha, W/o. Dr. V.R. Subbiah, (Also in the capacity of legal heir of Late PLM Nagappan and Late Kalyani Achi), No.14, Marudhupandian Nagar, Vidhya Colony, KK Nagar, Madurai. No.7) Mrs. Yegammai, W/o. Senthilkumar, (Also in the capacity of legal heir of Late PLM Nagappan and Late Kalyani Achi), No.8/4, Church Road, Bodinayakanur, Theni. No.8) Mrs. Santhi, W/o. Muthusundaram, (Also in the capacity of legal heir of Late PLM Nagappan and Late Kalyani Achi), Kabali parr, No.88 Alagappa Road, Plot No.14, Purasawakkam, Chennai.**

Notes : 1) That our **027-Madurai Main Branch** has also extended Financial Assistance (CUB OSL SPECIAL-BR : 501812080050950) dated **29-03-2019** requested by No.2 of you for which No.3 of you stood as Co-obligant and No. 2 of you stood as Guarantor for the facility for a total amount of **Rs. 80,00,000/-** at a ROI of **12.5%**. The same has been also classified as **NPA on 25-06-2019** and the outstanding balance as on **27-11-2023** is **Rs. 1,07,93,011/-** plus further interest and penal interest of **2.00%** with monthly rests to be charged from **28-11-2023** till the date of realization.

2) That our **027-Madurai Main Branch** has also extended Financial Assistance (CUB OSL SPECIAL-BR : 501812080050945) dated **29-03-2019** requested by No.4 of you represented by No. 3 of you as Proprietrix for which Nos.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. 85,00,000/-** at a ROI of **12.50%**. The same has been also classified as **NPA on 30-10-2020** and the outstanding balance as on **27-11-2023** is **Rs. 1,45,38,240/-** plus further interest and penal interest of **2.00%** with monthly rests to be charged from **28-11-2023** till the date of realization.

3) That our **027-Madurai Main Branch** has also extended Financial Assistance (CUB OSL SPECIAL-BR : 501812080051088) dated **29-03-2019** requested by No.3 of you for which No.2 of you stood as Co-obligant and No.2 of you stood as Guarantor for the facility for a total amount of **Rs.40,00,000/-** at a ROI of **12.50%**. The same has been also classified as **NPA on 30-10-2020** and the outstanding balance as on **27-11-2023** is **Rs. 18,43,228/-** plus further interest and penal interest of **2.00%** with monthly rests to be charged from **28-11-2023** till the date of realization.

4) That our **027-Madurai Main Branch** has also extended Financial Assistance (CUB OSL SPECIAL-BR : 501812080050940) dated **29-03-2019** requested by No.5 of you represented by Nos. 2, 6 to 8 of you as Legal Heir for which Nos. 2, 6 to 8 of you stood as Co-obligants for the facility for a total amount of **Rs. 90,00,000/-** at a ROI of **12.50%**. The same has been also classified as **NPA on 30-10-2020** and the outstanding balance as on **27-11-2023** is **Rs. 58,68,633/-** plus further interest and penal interest of **2.00%** with monthly rests to be charged from **28-11-2023** till the date of realization.

5) That our **027-Madurai Main Branch** has also extended Financial Assistance (CUB OSL SPECIAL-BR : 501812080051111) dated **30-03-2019** requested by No.2 of you for which No.3 of you stood as Co-obligant for the facility for a total amount of **Rs.75,00,000/-** at a ROI of **12.50%**. The same has been also classified as **NPA on 30-10-2020** and the outstanding balance as on **27-11-2023** is **Rs. 94,93,366/-** plus further interest and penal interest of **2.00%** with monthly rests to be charged from **28-11-2023** till the date of realization.

6) That our **027-Madurai Main Branch** has also extended Financial Assistance (CUB OSL SPECIAL-BR : 501812080050929) dated **29-03-2019** requested by No.1 of you represented by No. 2 of you as Proprietor for which Nos. 2 & 3 of you stood as Co-obligant and No. 2 of you stood as Guarantor for the facility for a total amount of **Rs. 95,00,000/-** at a ROI of **12.50%**. The same has been also classified as **NPA on 30-10-2020** and the outstanding balance as on **27-11-2023** is **Rs. 42,35,069/-** plus further interest and penal interest of **2.00%** with monthly rests to be charged from **28-11-2023** till the date of realization.

7) That our **027-Madurai Main Branch** has also extended Financial Assistance (CUB OSL SPECIAL-BR : 501812080050946) dated **29-03-2019** requested by No.3 of you for which No.2 of you stood as Co-obligant and No.2 of you stood as Guarantor for the facility for a total amount of **Rs.70,00,000/-** at a ROI of **12.50%**. The same has been also classified as **NPA on 30-10-2020** and the outstanding balance as on **27-11-2023** is **Rs.1,19,71,498/-** plus further interest and penal interest of **2.00%** with monthly rests to be charged from **28-11-2023** till the date of realization.

Immovable Properties Mortgaged to our Bank Schedule - C : (Property Owned by Mr. N. Muthuannamalai, S/o. PL M. Nagappan)

In Trichy District, Trichy Registration District, Manapparai Sub-Registration District, Manapparai Division, Sevalur Village, Dindigul-Bye-pass Road Street, under the control of the Manapparai Limit bearing T.S.Nos.489/1, Sub-divided to the extended area of 7.00 Acres comprised into Many Plots and the place name called as "Thillainagar" divided by selling Plots within the following boundaries and measurements :-

Plot No.20, Plot Area : 1,500 Sq.ft. Boundaries : North by : Plot No.21, East by : Plot No.56, South by : Plot No.19, West by : 23 feet wide South-North general pathway Ad-measured into East-West 30 feet, North-South 50 feet. Thus Totally 50 x 30 = 1,500 Sq.ft. **Plot No.21, Plot Area : 1,500 Sq.ft. Boundaries :** North by : Plot No.22, East by : Plot No.55, South by : Plot No.20, West by : 23 feet wide South-North general pathway Ad-measured into East-West 30 feet, North-South 50 feet. Thus totally 50 x 30 = 1,500 Sq.ft. **Plot No.22, Plot Area : 1,500 Sq.ft. Boundaries :** North by : Plot No.23, East by : Plot No.54, South by : Plot No.21, West by : 23 feet wide South-North general pathway Ad-measured into East-West 50 feet, North-South 30 feet. Thus totally = 1,500 Sq.ft. **Plot No.23, Plot Area : 1,500 Sq.ft. Boundaries :** North by : Plot No.24, East by : Plot No.53, South by : Plot No.22, West by : 23 feet wide South-North general pathway Ad-measured into East-West 30 feet, North-South 50 feet. Thus totally 50 x 30 = 1,500 Sq.ft. **Plot No.24, Plot Area : 1,500 Sq.ft. Boundaries :** North by : Plot No.25, East by : Plot No.52, South by : Plot No.23, West by : 23 feet wide South-North general pathway Ad-measured into East-West 30 feet, North-South 50 feet. Thus totally 50 x 30 = 1,500 Sq.ft. **Plot No.25, Plot Area : 1,500 Sq.ft. Boundaries :** North by : Plot No.26 East by : Plot No.51, South by : Plot No.24, West by : 23 feet wide South-North general pathway Ad-measured into East-West 50 feet, North-South 30 feet. Thus Totally = 1,500 Sq.ft. **Plot No.64, Plot Area : 1,500 Sq.ft. Boundaries :** North by : Plot No.65, East by : Plot No.91, South by : Plot No.63, West by : 30 feet wide South-North general pathway Ad-measured into East-West 30 feet, North-South 50 feet. Thus Totally 50 x 30 = 1,500 Sq.ft. **Plot No.98, Plot Area : 4,731 Sq.ft. Boundaries :** North by : 23 feet wide South-North general pathway, East by : S.No.489/1 Part, South by : Market, West by : Plot No.99 Ad-measured into East-West 91.7 feet, North-South 51.6 feet, Thus Totally 51.6 x 91.7 = 4,731 Sq.ft. **Plot No.99, Plot Area : 4,260 Sq.ft. Boundaries :** North by : 23 feet wide South-North general pathway, East by : Plot No.98, South by : Market, West by : 30 feet wide South-North general pathway Ad-measured into East-West 69 feet, North-South 56 feet. Thus Totally 56 x 69 = 4,260 Sq.ft. **Plot No.26, Plot Area : 1,500 Sq.ft. Boundaries :** North by : Plot No.27, East by : Plot No.50, South by : Plot No.25, West by : 23 feet wide South-North general pathway Ad-measured into East-West 30 feet, North-South 50 feet. Thus Totally 50 x 30 = 1,500 Sq.ft. **Plot No.27, Plot Area : 1,500 Sq.ft. Boundaries :** North by : Plot No.28, East by : Plot No.49, South by : Plot No.26, West by : 23 feet wide South-North general pathway Ad-measured into East-West 30 feet, North-South 50 feet. Thus Totally 50 x 30 = 1,500 Sq.ft.

Reserve Price : Rs.3,60,00,000/-
(Rupees Three Crore Sixty Lakh only)

AUCTION DETAILS

Date of Tender-cum-Auction Sale	Venue
10-01-2024	City Union Bank Limited, Manapparai Branch, Meeran Complex (Annex), Ground Floor, No.266-267, Dindigul Road, Manapparai, Tiruchirappalli - 621306 Telephone No.04332-260649, Cell No.9344053444.

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 Limited, Manapparai Branch, Meeran Complex (Annex), Ground Floor, No.266-267, Dindigul Road, Manapparai, Tiruchirappalli - 621306.** (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.04332-260649, Cell No.9344053444.** (5) The property/ies are sold on "As-is-where-is", "As-is-what-is" and "whatever-ther 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 : 29-11-2023 **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 24 cm.

