



CITY UNION BANK LIMITED

Credit Recovery and Management Department

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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 6 (8) & 9 of the Security Interest (Enforcement) Rules, 2002, under the SARFAESI Act, 2002, for recovery of a sum of **Rs.6,93,69,137/- (Rupees Six Crore Ninety Three Lakh Sixty Nine Thousand One Hundred and Thirty Seven 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. Rakshana Spin Tex, No.3/180-1, Sanniyasipatti, Sankagiri West, Salem - 637303. No.2) Mr. A. Gope, S/o. K. Athiyannan, No.3/79, Sanniyasipatti, Agraharam, Sanniyasipatti Post, Sankagiri West, Salem - 637303. No.3) Mrs. G. Radha, W/o. A. Gope, No.3/79, Sanniyasipatti, Agraharam, Sanniyasipatti Post, Sankagiri West, Salem - 637303. No.4) Ms. G. Rakshana, D/o. A. Gope, No.3/79, Sanniyasipatti, Agraharam, Sanniyasipatti Post, Sankagiri West, Salem - 637303.**

Immovable Properties Mortgaged to our Bank

Schedule - A : (Property Owned by Mr. A. Gope, S/o. K. Athiyannan)

The Site and Superstructure now existing and to be put up there on in future, all that piece and parcel of Land with Building situated at (1) Salem West Registration District, Sankagiri Sub-Registration District, Sanniyasipatti Agraharam Village, in the name of "Rangan Kadu", Survey No.71/4, Punjai Hect. 1.63/5, Tharam Rs.6.30, Pinjai Acre 4.08 of land and then, (2) Salem West Registration District, Sankagiri Sub-Registration District, Sanniyasipatti Agraharam Village, in the name of "Athikkadu", Survey No.66/6, Punjai Hect. 2.74/0, Tharam Rs.15.23, Punjai Acre 6.83 of land and then, (3) In the above said Village, Survey No.66/5, Punjai Hect. 0.06/0, Tharam Rs.0.33, Punjai Acre 0.15 of land with one well with one 5 H.P. Electric Motor Pump-set and half share of Punjai Acre 0.07½ Tharam Rs.0.17 of land with one well, fixing one 5 H.P. Electric Motor, Electric Service No.9, ect., and then, (4) In the above said village, Survey No.68, Punjai Hect. 2.93/0. Tharam Rs.11.28 Punjai Acre 7.30 of land with one well, fixed one 10 H.P. Electric Motor, Electric Service Connection No. 182, ect., and then, (5) In the above said Village, Survey No.69/4, Punjai Hect. 0.81/5, Tharam Rs.4.53, Punjai Acre 2.03 of land with one well, Uthi, Vaari, Voikkal ect., and fixed one 7.5 H.P. Electric Pump-set with Electric Connection No.132 ect., and then, (6) In the above said Village, Survey No.69/3, Punjai Hect. 0.02/0., Tharam Rs.0.11, Punjai Acre 0.05 of land with out using one well and half share of Punjai Acre 0.02½, Tharam Rs.0.06 of land and then, (7) In the Salem West Registration District, Sankagiri Sub-Registration District, Sanniyasipatti Agraharam Village, in the name of "Anjakaran Kada" Survey No.70/2, Punjai Hect. 0.21/05, Tharam Rs.1.20 Punjai Acre 0.53 of land and then, (8) In the Survey No.70/3, Punjai Hect. 0.12/5, Tharam Rs.0.70, Punjai Acre 0.31 of land, and then, (9) In the Survey No.70/7, Punjai Hect. 0.27/0, Tharam Rs.1.50, Punjai Acre 0.67 of land, and then, (10) In the Survey No.70/10, Punjai Hect. 0.69/5, Tharam Rs.3.87, Punjai Acre 1.78 of land, and then, (11) In the Survey No.70/11, Punjai Hect. 0.90/0, Tharam Rs.5.00 Punjai Acre 2.18 of land half share of Punjai Acre 1.09 of land, and then, Punjai Acre 0.31 of land half share of Punjai Acre 1.09 of land, and then, (12) In the Survey No.70/4, Punjai Hect. 0.14/0, Tharam Rs.0.78, Punjai Acre 0.34 within one well, Uthi, Vaari, Voikkal, 5 H.P. Electric Motor Pump-set of 3/2 share of Punjai Acre 0.22-2/3, Tharam Rs.0.26 of land with Electric Service No.12, and then, (13) In the Survey No.70/5, Punjai Hect. 0.04/0, Tharam Rs.0.22 Punjai Acre 0.10 of land and half share of Punjai Acre 0.05, Tharam Rs.0.11 of land.

The total extent of the aforesaid **Item No. 1 to 13** Totally measuring 24.99-2/3 Acres of lands with Factory Buildings with well, Electric Motors, Pumpsets, Common Passage, Car Track and all usual rights to use all roads and the said lands measuring 24.99 2/3 Acres are being used for the purposes of Industrial Unit of M/s. Rakshana Spin Tex belonged to the owner A. Gope. **The Details of lands as per Survey Numbers are :** (Rangan Kadu), R.S. No. 71/4 Punjai Hect. 1.63/0, Punjai Acre 4.08 (Athi Kadu), R.S. No. 66/6 Punjai Hect. 2.74/0, Punjai Acre 6.83, R.S. No. 66/5 Punjai Hect. 0.06/0, Punjai Acre 0.07½, R.S. No. 68 Punjai Hect. 2.93/0, Punjai Acre 7.30, R.S. No. 69/4 Punjai Hect. 0.81/5, Punjai Acre 2.03, R.S. No. 66/3 Punjai Hect. 0.02/0, Punjai Acre 0.02½ (Anjakaran Kadu), R.S. No. 70/2 Punjai 0.21/5, Punjai Acre 0.53, R.S. No. 70/3 Punjai Hect. 0.12/5, Punjai Acre 0.31, R.S. No. 70/7 Punjai Hect. 0.27/0, Punjai Acre 0.67, R.S. No. 70/10 Punjai Hect. 0.69/5, Punjai Acre 1.78, R.S. No. 70/11 Punjai Hect. 0.90/0, Punjai Acre 1.09, R.S. No. 70/4 Punjai 0.14/0, Punjai Acre 0.22 2/3, R.S. No. 70/5 Punjai Hect. 0.04/0, Punjai Acre 0.05, Total Punjai Acre 24.99-2/3.

The Properties described in the above Para 4 are Constituting of the total extent of the aforesaid **item No. 1 to 13** totally measuring 24.99-2/3 Acres of lands with Factory Buildings with Well, Electric Motors, Pumpsets, Common Passage, Car Track and all usual rights to use all roads and the said lands measuring 24.99 2/3 Acres are being used for the purposes of the Industrial Unit of M/s. Rakshana Spin Tex belonged to the owner A. K. Gope situated at Re-survey Nos. 66, 68, 69, 70 and 71, Sanniasipattay Agraharam Village, Sankagiri Taluk, Salem West District all rights as mentioned in the partition deed dated 04-04-2006 Total 24.99 2/3 Acres.

Reserve Price : Rs.7,60,00,000/-
(Rupees Seven Crore Sixty Lakh only)

Schedule - B : (Property Owned by Mr. A. Gope, S/o. K. Athiyannan)

The Site and superstructure now existing and to be put up there on in future, all that piece and parcel of land with Building situated at **Item No.1 :** In Salem West Registration District, Sankagiri Sub-Registration District, Sankagiri Taluk, Sanniasipattay Agraharam Village, Natham No.53/1 New Sub-Divided Natham No.105/3, 0.0748.5 sq.mts., Tharam Rs.8.08 of land situated with the following boundaries : To the East of Natham No.105/1, 105/2, To the North of Natham No.105/5, East West Pathway, To the South of Natham No.105/4, To the West of Natham No.105/4 within this, 0.0748.5 Sq.mts./80.47 sq.ft. of Vacant Site, within this an extent of 1.435 sq.ft. RCC Building with Door, Windows, Electric Connection with furniture and fittings etc., The above said building Door No.3/79 and Electric Service Connection No.315. **Item No.2 :** In Salem West Registration District, Sankagiri Sub-Registration District, Sanniasipattay Agraharam Village, Natham No.53/1, New Sub-Divided Natham No.108/7, Tharam Rs.3.00 of 0.0287.5 sq.mts. of land and situated within the following boundaries : To the East of Natham No.108/6 North-South Common Pathway, To the South of Natham No.108/6 North-South Common Pathway and partition property, To the West of Natham No.108/8 another share holders house, To the North of Natham No.108/6 pathway and Survey No.105, within this, 0.0287.5 Sq.mts./ 3,091 sq.ft. of Vacant Site, within this an extent of RCC Building with Rooms, Halls, Doors, Windows, Tap and Electric Connection with fittings etc. The above said building Door Nos.3/78A, B, C, D, E, F, G and Electric Service Connection Nos. 456, 457, 458, 460, 461 and 462.

Item No.3 : In Salem West Registration District, Sankagiri Sub-Registration District, Sanniasipattay Agraharam Village, Natham No.53/1, New Sub-Divided Natham No.109/10 Tharam Rs.2.00, 0.0163.5 sq.mts. of land situated within the following boundaries : To the South of Natham No.109/8, To the East of Natham No.109/9, To the North of Survey No.111, To the West of North-South Common Pathway, within this, 0.0163.5 sq.mts./ 1758 sq.ft., of Vacant Site buildings, Doors, Windows, Electric Service Connection with light fittings, all easement rights, common pathway etc., The above buildings Door Nos.3/53, 3/54, 3/55, 3/56, 3/57 and 3/58 and Electric Service Connection Nos.27, 408 and 429.

The above said three items totally measuring 12,896 sq.ft., of house property situated at Sanniasipattay Agraharam Village Panchayath Limit.

Reserve Price : Rs.86,00,000/-
(Rupees Eighty Six Lakh only)

AUCTION DETAILS

Date of Tender-cum-Auction Sale	Venue
08-01-2024	City Union Bank Limited, Sankagiri Branch, No.1-14-18, D Settia Gounder, Complex, Bhavani Main Road, Sankagiri, Salem- 637301. Telephone No.04283-244443, Cell No.9362050486.

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, Sankagiri Branch, No.1-14-18, D Settia Gounder, Complex, Bhavani Main Road, Sankagiri, Salem- 637301.** (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.04283-244443, Cell No.9362050486.** (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 : 28-11-2023

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 19 cm.