





# 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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## 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.16,89,48,338/- (Rupees Sixteen Crore Eighty Nine Lakh Forty Eight Thousand Three Hundred and Thirty Eight Only)** as on 03-12-2020 together with further interest to be charged from 04-12-2020 onwards and other expenses, any other dues to the Bank by the borrowers / guarantors No.1) M/s. Susee Auto Sales & Service (P) Ltd., No.H4, Sidco Industrial Estate, Kappalur, Madurai - 625 008. Also At, M/s. Susee Auto Sales & Service (P) Ltd., No.25, Tamilsangam Road, 1st Floor, Post Box No.1, Madurai - 625 001. No.2) M/s. Susee Auto Spares (P) Ltd., No.H4, Sidco Industrial Estate, Kappalur, Madurai - 625 008. Also At, M/s. Susee Auto Spares (P) Ltd., No.25, Tamilsangam Road, 1st Floor, Post Box No.1, Madurai - 625 001. No.3) Mr. S. Jeyabalan, S/o. Subramanian Nadar, Susee Farm, Dindigul Road, Paravai Po., Madurai - 625 002. No.4) Mr. J. Rajivsubramanian, S/o. S. Jeyabalan, No.4, Sakthi Velamallan Nagar, 3rd Main Road, S.S. Colony, Madurai - 625 001. No.5) Mrs. J. Nirmala Jeyabalan, W/o. S. Jeyabalan, Susee Farm, Dindigul Road, Paravai Po., Madurai - 625 402. No.6) M/s. Susee Trades Pvt. Limited, No.H4, Sidco Industrial Estate, Kappalur, Madurai - 625 008. Also At, M/s. Susee Trades Pvt. Limited, No.25, Tamilsangam Road, 1st Floor, Post Box No.1, Madurai - 625 001. No.7) M/s. Susee Finance & Leasing (P) Ltd., No.H4 Sidco Industrial Estate, Kappalur, Madurai - 625 008. Also At, M/s. Susee Finance & Leasing (P) Ltd., No.25, Tamilsangam Road, 1st Floor, Post Box No.1, Madurai - 625 001.

In addition to the above borrowers/ guarantors availed credit facilities CUB OSL Special br No.501812080050887, OLC No.27120000142173. Total dues as on 03-12-2020 is **Rs.10,20,33,203/- (Rupees Ten Crore Twenty Lakh Thirty Three Thousand Two Hundred and Three Only)** and further interest to be charged from 04-12-2020. Excess sale proceeds will be adjusted towards these dues.

### Immovable Properties Mortgaged to our Bank

#### Schedule - A : Property Owned By M/s. Susee Auto Sales & Service (P) Ltd.

**Property-1 :** Madurai District, Arasaradi Sub-Division, Madurai South Taluk, Ponmeni Village, Survey No.88/5 Under UDR No.88/5B, extent 14,717.484 Sq.ft. Out of 43 cents, House site. Schedule-B : Undivided share 9,661 Sq.ft. out of 14,717.484 Sq.ft. i.e. A-Schedule property. Schedule-C : 390 Sq.ft. undivided share in the Schedule-B mentioned property of two equal portion in total 780 Sq.ft., Schedule-D : Flat/Residential apartment of super builtup area of 925 Sq.ft. bearing No.12. First Floor in the Building to be known as Somasundaram Apartments (Inclusive of proportionate share in common areas). Boundaries : On the North : Site belonging to Ramachandran and house belonging to Sarojini Ammal, On the East : 23 feet Road running South-North, On the South : Sites belonging to Ekambaram and Alagarasamy, On the West : Sites belonging to Saroja and Devadoss Measuring South-North - 96½ ft. on the West-South North 93½ ft. on the East, East-West - 165½ ft. on the North, East-West 144½ ft. on the South. Total 14,717.484 Sq.ft.

**Reserve Price: Rs.30,00,000/-**

(Rupees Thirty Lakh Only)

**Property-2 :** Madurai District, Arasaradi Sub-Division, Madurai South Taluk, Ponmeni Village, Survey No.88/5 Under UDR No.88/5B, extent 14,717.484 Sq.ft. Out of 43 cents, House site. Schedule-B : Undivided share 9,661 Sq.ft. out of 14,717.484 Sq.ft. i.e. A-Schedule property. Schedule-C : 390 Sq.ft. undivided share in the Schedule-B mentioned property of two equal portions in total 780 Sq.ft., Schedule-D : Flat/Residential apartment of super builtup area of 925 Sq.ft. bearing No.16. First Floor in the Building to be known as Somasundaram Apartments (Inclusive of proportionate share in common areas). Boundaries : On the North : Site belonging to Ramachandran and house belonging to Sarojini Ammal, On the East : 23 feet Road running South North, On the South : Sites belonging to Ekambaram and Alagarasamy, On the West : Sites belonging to Saroja and Devadoss Measuring South-North - 96½ ft. on the West-South North 93½ ft. on the East, East-West - 165½ ft. on the North, East-West 144½ ft. on the South. Total 14,717.484 Sq.ft.

**Reserve Price: Rs.30,00,000/-**

(Rupees Thirty Lakh Only)

#### Schedule - B : Property Owned By M/s. Susee Finance & Leasing (P) Ltd.

**Item - 1 :** In Madurai District, Madurai North Taluk, Madurai Registration District, Madurai North Sub-District, Vilangudi Village I Bit, in Madurai Dindigul Road. Boundaries : On the North : Property of RSL Golden Shelters Ltd. On the East : Property of Karuppayee Ammal, On the South : Property of Kwalty Dyes & Chemicals, On the West : North-South Channel, On the North : Property of M/s. Kwalty Dyes and Chemicals Under S.No.204/5, On the East : Property of Muthu Servai under S.No.204/5, On the South : Chockankulam Kamnai Poramboke, On the West : Property of Sornathammal under S.No.204/3. An extent of 18 Cents, under Old S.No.204/4, New S.No.112/4 and An extent of 46 Cents, under Old S.No.204/5, New S.No.112/5. In total an extent of 64 cents out of which an undivided 418 Sq.ft. of land comprised in the above said extent. As per document No.586 of 1996 - Flat No. SFB4, Second Floor, RSL Enclave, Vilangudi, Dindigul Main Road, Madurai - 16 with plinth area of 783 Sq.ft. and Carpet Area of 666 Sq.ft., An undivided 148 Sq.ft. of land comprised in the above said extent. As per document No.728 of 1997.

**Reserve Price: Rs.20,00,000/-**

(Rupees Twenty Lakh Only)

**Item 2 :** In Madurai District, Madurai North Taluk, Madurai Registration District, Madurai North Sub-District, Vilangudi Village I Bit, in Madurai Dindigul Road. Boundaries : On the North : Property of RSL Golden Shelters Ltd. On the East : Property of Karuppayee Ammal, On the South : Property of Kwalty Dyes & Chemicals, On the West : North-South Channel, On the North : Property of M/s. Kwalty Dyes and Chemicals Under S.No.204/5, On the East : Property of Muthu Servai under S.No.204/5, On the South : Chockankulam Kamnai Poramboke, On the West : Property of Sornathammal under S.No.204/3. An extent of 18 Cents, under Old S.No.204/4, New S.No.112/4 and An extent of 46 Cents, under Old S.No.204/5, New S.No.112/5. In total an extent of 64 cents out of which an undivided 478 Sq.ft. of land comprised in the above said extent. As per document No.589 of 1996. Flat No. SFB1, Second Floor, RSL Enclave, Vilangudi, Dindigul Main Road, Madurai - 16 with plinth area of 895 Sq.ft. and carpet area of 761 Sq.ft. An undivided 148 Sq.ft. of land comprised in the above said extent. As per document No.728 of 1997.

**Reserve Price: Rs.22,00,000/-**

(Rupees Twenty Two Lakh Only)

**Item 3 :** In Madurai District, Madurai North Taluk, Madurai Registration District, Madurai North Sub-District, Vilangudi Village I Bit, in Madurai Dindigul Road. Boundaries : On the North : Property of RSL Golden Shelters Ltd. On the East : Property of Karuppayee Ammal, On the South : Property of Kwalty Dyes & Chemicals, On the West : North-South Channel, On the North : Property of M/s. Kwalty Dyes and Chemicals Under S.No.204/5, On the East : Property of Muthu Servai under S.No.204/5, On the South : Chockankulam Kamnai Poramboke, On the West : Property of Sornathammal under S.No.204/3. An extent of 18 Cents, under Old S.No.204/4, New S.No.112/4 and An extent of 46 Cents, under Old S.No.204/5, New S.No.112/5. In total an extent of 64 cents out of which an undivided 498 Sq.ft. of land comprised in the above said extent. As per document No.822 of 1996. Flat No. SFA4, Second Floor, RSL Enclave, Vilangudi, Dindigul Main Road, Madurai - 16 with plinth area of 933 Sq.ft. and carpet area of 793 Sq.ft. An undivided 148 Sq.ft. of land comprised in the above said extent. As per document No.728 of 1997.

**Reserve Price: Rs.24,00,000/-**

(Rupees Twenty Four Lakh Only)

**Item 4 :** In Madurai District, Madurai North Taluk, Madurai Registration District, Madurai North Sub-District, Vilangudi Village I Bit, in Madurai Dindigul Road. Boundaries : On the North : Property of RSL Golden Shelters Ltd. On the East : Property of Karuppayee Ammal, On the South : Property of Kwalty Dyes & Chemicals, On the West : North-South Channel, On the North : Property of M/s. Kwalty Dyes and Chemicals Under S.No.204/5, On the East : Property of Muthu Servai under S.No.204/5, On the South : Chockankulam Kamnai Poramboke, On the West : Property of

Sornathammal under S.No.204/3. An extent of 18 Cents, under Old S.No.204/4, New S.No.112/4 and An extent of 46 Cents, under Old S.No.204/5, New S.No.112/5. In total an extent of 64 cents out of which an undivided 562 Sq.ft. of land comprised in the above said extent. As per document No.823 of 1996. Flat No. SFA3, Second Floor, RSL Enclave, Vilangudi, Dindigul Main Road, Madurai - 16 with plinth area of 1,053 Sq.ft. and Carpet Area of 895 Sq.ft., An undivided 148 Sq.ft. of land comprised in the above said extent. As per document No.728 of 1997.

**Reserve Price: Rs.26,00,000/-**

(Rupees Twenty Six Lakh Only)

#### Schedule - D : Property Owned By M/s. Susee Auto Sales & Service (P) Ltd.

Madurai South Registration District, Arasaradi Sub-Division, Madurai South Taluk, Kochadai Village, comprised in R.S.No.43/2A extent 9 Cents, R.S.No.43/2B extent 8 Cents, R.S.No.43/2C extent 8 Cents, R.S.No.43/2D extent 8 Cents, R.S.No.43/2E extent 8 Cents, R.S.No.43/2F extent 8 Cents, R.S.No.43/2G extent 8 Cents, R.S.No.43/2H extent 9 Cents = Total 66 Cents within boundaries : R.S.No.43/2E extent 8 Cents S.No.43/4A under UDR No.43/4A2 extent 5½ Cents out of 11 Cents. On the North : Theni Road and House of Mr.A.V.Paulsamy Thevar, On the East : Way to TVS Club and house of A.V. Paulsamy and others. On the South : TVS Property and Property of 1. Mrs. Janji Rani 2. Mrs. Nirmala 3. Mrs. Vasantha Under S.No.43/4 and 43/4A. On the West : Door No.104 house etc. Total Extent 66 Cents in which pucca construction was put-up having Ground, First, Second and Third Floor on the North and shed was put-up On the East and Southern side made up of Asbestos, present Door No.89/102, Theni Main Road, Madurai.

#### Schedule - G : Property Owned By M/s. Susee Auto Sales & Service (P) Ltd.

Madurai South Registration District, Arasaradi Sub-Division, Madurai South Taluk, Kochadai Village, S.No.43/4A, under UDR No.43/4A2 extent 5½ Cents out of 11 Cents within Boundaries : On the North : Theni Road running East-West On the East : Building belonging to Susee Auto Sales and Service Private Limited, On the South : Building belonging to Susee Auto Sales and Service Private Limited, On the West : Building belonging to Susee Auto Sales and Service Private Limited, East-West 19½ ft. on the North, 17 ft. on the South, North-South 133 ft. On the East, 145 ft. On the West. Total Extent = 2,519-3/8 Sq.ft.

**Reserve Price: Rs.14,00,00,000/-**

(Rupees Fourteen Crore Only) (For Schedule - D & Schedule - G)

#### Schedule - E : Property Owned By M/s. Susee Auto Sales & Service (P) Ltd.

**Property - 1 :** In Madurai District, Madurai North Taluk, Madurai Registration District, Madurai North Sub-District, Vilangudi Village I Bit, in Madurai Dindigul Road. Boundaries : On the North : Property of RSL Golden Shelters Ltd On the East : Property of Karuppayee Ammal On the South : Property of Kwalty Dyes & Chemicals, On the West : North-South Channel, On the North : Property of M/s Kwalty Dyes and Chemicals Under S.No.204/5, On the East : Property of Muthu Servai under S.No.204/5, On the South : Chockankulam Kamnai Poramboke, On the West : Property of Sornathammal under S.No.204/3. An extent of 18 Cents, under Old S.No.204/4, New S.No.112/4 and An extent of 46 Cents, under Old S.No.204/5, New S.No.112/5. In total an extent of 64 cents out of which an undivided 418 Sq.ft. of land comprised in the above said extent. As per document No.587 of 1996. Flat No. SFB2, RSL Enclave, Vilangudi, Dindigul Main Road, Madurai - 16 with plinth area of 783 Sq.ft. and carpet area of 666 Sq.ft.

**Reserve Price: Rs.20,00,000/-**

(Rupees Twenty Lakh Only)

**Property - 2 :** In Madurai District, Madurai North Taluk, Madurai Registration District, Madurai North Sub-District, Vilangudi Village I Bit, in Madurai Dindigul Road. Boundaries : On the North : Property of RSL Golden Shelters Ltd On the East : Property of Karuppayee Ammal On the South : Property of Kwalty Dyes & Chemicals, On the West : North-South Channel, On the North : Property of M/s Kwalty Dyes and Chemicals Under S.No.204/5, On the East : Property of Muthu Servai under S.No.204/5, On the South : Chockankulam Kamnai Poramboke, On the West : Property of Sornathammal under S.No.204/3. An extent of 18 Cents, under Old S.No.204/4, New S.No.112/4 and An extent of 46 Cents, under Old S.No.204/5, New S.No.112/5. In total an extent of 64 cents out of which an undivided 478 Sq.ft. of land comprised in the above said extent. As per document No.588 of 1996. Flat No. SFB3, RSL Enclave, Vilangudi, Dindigul Main Road, Madurai - 16 with plinth area of 895 Sq.ft. and carpet area of 761 Sq.ft.

**Reserve Price: Rs.22,00,000/-**

(Rupees Twenty Two Lakh Only)

#### Schedule - F : Property Owned By M/s. Susee Trades Pvt. Limited

Madurai District, Madurai South Registration District, Arasaradi Sub-Registration, Madurai Corporation Survey Ward No.5, Tamil Sangam Road, Northern row, T.S.No.1265/1, Old Door No.25 & 25A, present as per Tax Assessment Corporation Ward No.33, House Tax Assessment No.57308, Door No.25-A. Boundaries : On the North : East-West Common Lane, On the East : House Property of A.M.R. Uththami Ammal, On the South : Tamil Sangam Road and Newly constructed Over Bridge, On the West : House property of A. Narayana Chettiar and Suseela Ammal, Measuring : East-West 57 ft. North-South 82½ ft. site with a total extent of 4,702.5 Sq.ft. wherein the building is constructed with Ground Floor and First Floor with RCC Terrace and in a portion Asbestos Sheet roof with all amenities under EB Service Connection No.A5851, A1621 and A58 and Water Connection No.1517.

**Reserve Price: Rs.4,50,00,000/-**

(Rupees Four Crore Fifty Lakh Only)

#### AUCTION DETAILS

Date of Tender-cum-Auction Sale	Venue
04-02-2021	City Union Bank Ltd., Madurai-Main Branch, No.82 A, Tamil Sangam Road, Madurai - 625 001. Telephone No.0452-2348886, Cell No.9344114746.

#### 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 Ltd., Madurai Main Branch, No.82A, Tamil Sangam Road, Madurai - 625 001.** (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.0452-2348886, Cell No. 9344114746. (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: 24-12-2020

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