



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 Fourty 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, Tamilangam 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, Tamilangam 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 - 625 402. No.4) Mr. J. Rajivsubramanian, S/o. S. Jeyabalan, No.4, Sakthi Velammal 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, Tamilangam 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, Tamilangam 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, OLCC 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 - C : Property Owned by M/s. Susee Finance & Leasing (P) Ltd.

Schedule-A : South Chennai Registration District, T. Nagar Sub-Registrar Office, Guindy Taluk vacant landed property situated at No.197, North Usman Road, T.Nagar, Chennai - 600 017, Comprised in O.S.No.27, T.S.No.4693 and as per Patta T.S.No. 4693/28, Block No.105, T.Nagar Division, Mambalam Guindy Taluk, Measuring : 2 Ground and 365 Square feet (As per Doc.500 Sq.Feet) Boundaries : on the North : T.S.No.4693/27 on the East : Block No.107, North Usman Road on the South: T.S.No. 4693/29 on the West : T.S.No.4693/23 & 24. **Schedule-B :** 1602/5165 undivided share of A Schedule vacant land. **Schedule-C :** (Office/Shop proposed to be constructed over the B Schedule) Office Area, in Basement + Ground Floor + Mezzanine with a total area of 5,000 Square feet approximately.

Reserve Price: Rs.8,50,00,000/-
(Rupees Eight Crore Fifty Lakh Only)

Schedule - H : Property Owned by S. Jeyabalan, S/o. Mr. Subramanian Nadar

Item No.1 : Madras South Registration District and T.Nagar Sub-Registration District, T.Nagar Division, Mambalam - Guindy Taluk, Thyagaraya Gramani Street, T.Nagar, Old Survey No.96/1, T.S.No.6810, Block No.106 On the North : Thyagaraya Gramani Street, On the East : Property in T.S.No.6811 and T.S.No.7908/2 On the South : Property in T.S.No.7909 and T.S.No.7908/2 On the West : Property in T.S.No.6809 and T.S.No.7909 Measuring Total Extent of Two Grounds and 1,403 Sq.ft. (As per Document Two Grounds and 1,857 Sq.ft.). **Item No.2 :** Madras South Registration District and T.Nagar Sub-Registration District, T.Nagar Division (Previously Lala Thottam, Zamin Mambalam), Mambalam Guindy Taluk, Thyagaraya Gramani Street, T.Nagar, Old Door No.22 and New Door No.15, Old Survey No.96, T.S.No.6809/2, Corporation Division No.119, Block No.106, On the North : Thyagaraya Gramani Street, On the East : T.V.Sankar Raos Bungalow in S.No.6810, On the South : Deivayani Ammals Garden comprised in S.No.7909 and 7910, On the West : House belonging to Mr.Raman in S.No.6809/1 Measuring : Total Extent of Two Grounds and 650 Sq.ft. (As per Document Two Grounds and 605 Sq.ft.). **Item No.3 :** Madras South Registration District and T.Nagar Sub-Registration District, T.Nagar Division, Mambalam Guindy Taluk, Thyagaraya Gramani Street, T.Nagar, Door No.14 & 15, T.S.No.6809/2 & 6810, Block No.106. On the North : Thyagaraya Gramani Street On the East : Property in T.S.No.6811 (Attangi Thathachari Garden compound) On the South : Deivayani Ammals Garden comprised in S.No.7909, 7910 & 7808/2 On the West : House belonging to Mr. Raman in S.No.6809/1. Measuring : Total Extent of Four Grounds and 2,008 Sq.ft. (As per Document Five Grounds and 107 Sq.ft.). **Item No.4 :** Madras South Registration District and T.Nagar Sub-Registration District, T.Nagar Division, Mambalam Guindy Taluk, Thyagaraya Gramani Street, T.Nagar, Door No.14 & 15, T.S.No.6809/2 & 6810, Block No.106 On the North : Thyagaraya Gramani Street, On the East : Property in T.S.No.6811 (Attangi Thathachari Garden compound) On the South : Deivayani Ammals Garden comprised in S.No.7909, 7910 & 7808/2 On the West : House belonging to Mr. Raman in S.No.6809/1. Measuring : Total Extent of Four Grounds and 2,008 Sq.ft. (As per Document Five Grounds and 107 Sq.ft.). **Item No.5 :** Madras South Registration District and T.Nagar Sub-Registration District, T. Nagar Division, Mambalam Guindy Taluk, Thyagaraya Gramani Street, T.Nagar, Door No.14, Plot No.32, Old Survey No.96/1, T.S.No.6810, Block No.106, On the North: Thyagaraya Gramani Street, On the East : Property in T.S.No.6811 and T.S.No.7908/2, On the South : Property in T.S.No.7909 and T.S.No.7908/2 On the West : property in T.S.No.6809 and T.S.No.7909 Measuring : Total extent of Two Grounds and 1,403 Sq.ft. (As per Document Two Grounds and 1,857 Sq.ft.). **Item No.6 :** Madras South Registration District and T.Nagar Sub-Registration District, T.Nagar Division (Previously Lala Thottam, Zamin Mambalam), Mambalam Guindy Taluk, Thyagaraya Gramani Street, T.Nagar, Old Door No.22 and New Door No.15, Old Survey No.96, T.S.No.6809/2, Corporation Division No.119, Block No.106 On the North: Thyagaraya Gramani Street, On the East : T.V.Sankar Raos Bungalow in S.No.6810 On the South : Deivayani Ammals Garden comprised in S.No.7909 and 7910 On the West : House belonging to Mr.Raman in S.No.6809/1. Measuring : Total Extent of Two Grounds and 650 Sq.ft. (As per Document Two Grounds and 605 Sq.ft.). **Item No.7 :** Madras South Registration District and T.Nagar Sub-Registration District, T.Nagar Division, Mambalam Guindy Taluk, Thyagaraya Gramani Street, T.Nagar, Door No.14 & 15, T.S.No.6809/2 & 6810, Block No.106. On the North: Thyagaraya Gramani Street On the East : Property in T.S.No.6811 (Attangi Thathachari Garden compound) On the South : Deivayani Ammals Garden comprised in S.No.7909, 7910 & 7808/2 On the West : House belonging to Mr.Raman in S.No.6809/1. Measuring : Total Extent of Four Grounds and 2,008 Sq.ft. (As per Document Five Grounds and 107 Sq.ft.). **Item No.8 :** Madras South Registration District and T.Nagar Sub-Registration District, T.Nagar Division, Mambalam Guindy Taluk, Thyagaraya Gramani Street, T.Nagar, Door No.14 & 15, T.S.No.6809/2 & 6810, Block No.106. On the North : Thyagaraya Gramani Street On the East : Property in T.S.No.6811

(Attangi Thathachari Garden compound) On the South : Deivayani Ammals Garden comprised in S.No.7909, 7910 & 7808/2. On the West : House belonging to Mr.Raman in S.No.6809/1 310/21000 of undivided share in the vacant land of the Item 7 of the Schedule property.

Reserve Price: Rs.70,00,000/-
(Rupees Seventy Lakh Only)

Schedule - I : Property Owned By J. Nirmala Jeyabalan, W/o. Mr. S. Jeyabalan

Item No.1 : Madras South Registration District and T.Nagar Sub-Registration District, T.Nagar Division, Mambalam Guindy Taluk, Thyagaraya Gramani Street, T.Nagar, Door No.14 & 15 T.S.No.6809/2 & 6810, Block No.106 On the North : Thyagaraya Gramani Street On the East : Property in T.S.No.6811 (Attangi Thathachari Garden compound) On the South : Property comprised in S.No.7909, 7910 & 7808/2 On the West : House belonging to Mr. Raman in S.No.6809/1 Measuring Total Extent of Four Grounds and 2,008 Sq.ft. (As per Document Five Grounds and 107 Sq.ft.) with 350/21000 UDS Share. **Item No.2 :** Madras South Registration District and T.Nagar Sub-Registration District, T.Nagar Division, Mambalam - Guindy Taluk, Thyagaraya Gramani Street, T.Nagar, Door No.14 & 15, T.S.No.6809/2 & 6810, Block No.106. On the North : Thyagaraya Gramani Street. On the East : Property in T.S.No.6811 (Attangi Thathachari Garden compound) On the South : Property comprised in S.No.7909, 7910 & 7808/2 On the West : House belonging to Mr.Raman in S.No.6809/1 350/21000 of undivided share in the vacant land of the Item 1 of the schedule property. Chennai Foundation, Flat No. G-4, Ground Floor, with Plinth area of 350 Sq.ft. and Carpet area of 315 Sq.ft.

Reserve Price: Rs.28,00,000/-
(Rupees Twenty Eight Lakh Only)

Schedule - J : Property Owned by J. Rajivsubramanian, S/o. S. Jeyabalan

a) Madras South Registration District, T.Nagar Sub-Registration Chennai - 600 017, T.Nagar, North Usman Road, Door No.197, comprised in OS No.27, T.S.No.4693, as per Patta T.S.No.4693/28, Block No.105, T.Nagar Division North : T.S.No.4693/27 East : Block No.107, North Usman Road South : T.S.No.4693/29, West : T.S.No.4693/23 & 24 Measuring an extent of 2 Grounds 365 Sq.ft., **b)** Madras South Registration District, T.Nagar Sub-Registration, Chennai - 600 017, T.Nagar, North Usman Road, Door No.197, comprised in OS No.27, T.S.No.4693, as per Patta T.S.No.4693/28, Block No.105, T.Nagar Division North : T.S.No.4693/27 East : Block No.107, North Usman Road South : T.S.No.4693/29, West : T.S.No.4693/23 & 24 Measuring out of extent of 2 Grounds 365 Sq.ft. undivided share of 182/5165. **c)** Madras South Registration District, T.Nagar Sub-Registration Chennai - 600 017, T.Nagar, North Usman Road, Door No.197, comprised in OS No.27, T.S.No.4693, as per Patta T.S.No.4693/28, Block No.105, T.Nagar Division, Flat of Second Floor Measuring in 2nd item of property Flat Constructed Area of 575 Sq.ft. with Carpet Area of 489 Sq.ft.

Reserve Price: Rs.47,00,000/-
(Rupees Forty Seven Lakh Only)

Schedule - K : Property Owned by J. Rajivsubramanian, S/o. S. Jeyabalan

Item No.1 : Madras South Registration District, T.Nagar Sub-Registration Chennai - 600 017, T.Nagar, North Usman Road, Door No.197, comprised in OS No.27, T.S.No.4693, as per Patta T.S.No.4693/28, Block No.105, T.Nagar Division North : T.S.No.4693/27 East : Block No.107, North Usman Road South : T.S.No.4693/29 West : T.S.No.4693/23 & 24. Measuring an extent of 2 Grounds 365 Sq.ft. with UDS of 182 Sq.ft./5,165 Sq.ft., **Item No.2 :** Madras South Registration District, T.Nagar Sub-Registration Chennai - 600 017, T.Nagar, North Usman Road, Door No.197, comprised in OS No.27, T.S.No.4693/28, Block No.105, T.Nagar Division North : T.S.No.4693/27 East : Block No.107, North Usman Road, South : T.S.No.4693/29, West : T.S.No.4693/23 & 24 Measuring out of extent of 2 Grounds 365 Sq.ft. undivided share of 346/5165 **Item No.3 :** Madras South Registration District, T.Nagar Sub-Registration Chennai 600 017, T.Nagar, North Usman Road, Door No.197, comprised in OS No.27, T.S.No.4693, as per Patta T.S.No.4693/28, Block No.105, T.Nagar Division, Flat of Second Floor Measuring in 2nd item of property Flat constructed area of 1126 Sq.ft. with Carpet Area of 957 Sq.ft.

Reserve Price: Rs.90,00,000/-
(Rupees Ninety Lakh Only)

AUCTION DETAILS

Date of Tender-cum-Auction Sale	Venue
04-02-2021	City Union Bank Ltd., T.Nagar Branch, No.48, Mahalakshmi Street, T. Nagar, Chennai-600 017. Telephone No.044-24340010, Cell No.9382642081.

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., T.Nagar Branch, No.48, Mahalakshmi Street, T. Nagar, Chennai-600 017.**
- (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.044-24340010, Cell No.9382642081.**
- (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