



# 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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## Schedule - B : (Properties Owned by M/s. Srirangam Priya Promoters Private Limited)

**Item No.1 :** Landed property situated in Tiruchirappalli District, Tiruchirappalli Taluk, Tiruchirappalli Registration District, Trichy Joint 1 and 2 Sub-District, K. Abishekapuram Village, Municipal Old Ward No.1, Old Block No.47, Old T.S.No. 37/22, Sub-divided as 37/23, Old Ward K. Block 20, New Ward A & B, New Block No.20, New T.S.No.130/4D and T.S.No.130/4E - 24,838 sq.ft., out of this total extent, the site measuring East to West on the South 135½ feet, on the North 137 feet, North to South on the East 31½ feet, on the West 39 feet = Area 4,802 sq.ft. (446.12 Sq. metres) comprised in T.S.No.130/4D with pathway and easement rights. Water tap connection No.24219, bounded on the North by : the Northern part of T.S.No.130/4D, South by : the Northern part of T.S.No.130/4E (Item No.2), East by : the Birds Road in T.S.No.131 and West by : the land in T.S.No.130/3.

**Item No.2 :** Landed property situated in Tiruchirappalli District, Tiruchirappalli Taluk, Tiruchirappalli Registration District, Trichy Joint 1 and 2 Sub-District, K. Abishekapuram Village, Municipal Old Ward No.1, Old Block No.47, Old T.S.No. 37/22, Sub-divided as 37/23, Old Ward K. Block 20, New Ward A & B, New Block No.20, New T.S.No.130/4D and T.S.No.130/4E - 24,838 sq.ft., out of this total extent, the site measuring East to West on the South 101 feet, on the North 123 feet, North to South on the East 21 feet, on the West 55 feet = Area 4,722 sq.ft. (438.68 sq. meters) (but actual 4,256 sq.ft.) comprised in T.S.No.130/4E with pathway and easement rights. The property is situated in Birds Road bounded on the North by : The Southern part of T.S.No.130/4D (Item No.1), South by : The Southern part of T.S.No.130/4E, East by : The Birds Road in T.S.No.131, West by : The Western part in T.S.No.130/4E.

**Reserve Price: Rs.7,00,00,000/-**  
(Rupees Seven Crore Only)

### AUCTION DETAILS

Date of Tender-cum-Auction Sale	Venue
<b>03-03-2021</b>	<b>City Union Bank Limited,</b> <b>Tiruchirappalli-SIGC Campus Branch,</b> No.23, Kailiamman Koil Street, Tiruchirappalli - 620 002. Telephone No.0431-2704180, Cell No. 9345150658.

### 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, Tiruchirappalli-SIGC Campus Branch, No.23, Kailiamman Koil Street, Tiruchirappalli - 620 002.** (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.0431-2704180, Cell No. 9345150658.** (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: 21-01-2021

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

## 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.4,45,14,725/- (Rupees Four Crore Forty Five Lakh Fourteen Thousand Seven Hundred and Twenty Five Only)** as on 18-01-2021 together with further interest to be charged from 19-01-2021 onwards and other expenses, any other dues to the Bank by the borrowers / guarantors **No.1) M/s. Srirangam Priya Promoters Private Limited, Represented by its Managing Directors Jean Fleming Rose and Francis, Priya S. Sudharshana, 4/146F, Main Road, Manthurai, Lalgudi, Trichy - 621 203. No.2) Mr. A. Francis, S/o. Arputham, No.12, V.S. Nagar, Chennai Trichy Trunk Road, Thiruvanaikoil, Tiruchirappalli - 620 005. No.3) Mrs. A. Jean Fleming Rose, W/o. A. Francis, No.12, V.S. Nagar, Chennai Trichy Trunk Road, Thiruvanaikoil, Tiruchirappalli - 620 005. No.4) Mrs. Kantha Kishore, W/o. T. Kishore, No.2-D, Lakshmi Nivas Apts., No.10, Reynolds Road, Cantonment, Trichy - 620 001.**

**Note :** 1) That our **023-Tiruchirappalli-SIGC Campus Branch** has also extended Financial Assistance (CUB OSL SPECIAL-BR:501812080056481) dated **28-09-2019** requested by No.2 of you for which Nos.2 & 3 of you stood as Co-obligants and Nos.1, 2 & 4 of you stood as guarantors for the facility for a total amount of **Rs.1,50,00,000/-** at a ROI of **12.00%** and the balance outstanding as on 18-01-2021 is **Rs. 1,52,59,050/- (Rupees One Crore Fifty Two Lakh Fifty Nine Thousand and Fifty Only).**

2) That our **023-Tiruchirappalli-SIGC Campus Branch** has also extended Financial Assistance (CUB OSL SPECIAL-BR:501812080056480) dated **28-09-2019** requested by No.3 of you for which Nos.2 & 3 of you stood as Co-obligants and Nos.1 & 2 of you stood as guarantors for the facility for a total amount of **Rs. 1,20,00,000/-** at a ROI of **12.00%** and the balance outstanding as on 18-01-2021 is **Rs.1,35,52,758/- (Rupees One Crore Thirty Five Lakh Fifty Two Thousand Seven Hundred and Fifty Eight Only).**

3) That our **023-Tiruchirappalli-SIGC Campus Branch** has also extended Financial Assistance (CUB OSL SPECIAL-BR:501812080051080) dated **30-03-2019** requested by No.3 of you for which Nos.2, 7 & 3 of you stood as Co-obligants and Nos.1, 2 & 4 of you stood as guarantors for the facility for a total amount of **Rs.50,00,000/-** at a ROI of **12.00%** and the balance outstanding as on 18-01-2021 is **Rs.55,93,794/- (Rupees Fifty Five Lakh Ninety Three Thousand Seven Hundred and Ninety Four Only).**

4) That our **023-Tiruchirappalli-SIGC Campus Branch** has also extended Financial Assistance (CUB OSL SPECIAL-BR:501812080044224) dated **29-09-2018** requested by No.3 of you for which Nos.2 & 3 of you stood as co-obligants and Nos.1, 2 & 4 of you stood as guarantors for the facility for a total amount of **Rs. 1,75,00,000/-** at a ROI of **12.00%** and the balance outstanding as on 18-01-2021 is **Rs.1,95,79,630/- (Rupees One Crore Ninety Five Lakh Seventy Nine Thousand Six Hundred and Thirty Only).**

### Immovable Properties Mortgaged to our Bank

#### Schedule - A : (Properties Owned By Mrs. Kantha Kishore, W/o. T. Kishore)

**Item No.1 :** All that piece and parcel of the vacant property situated at Tiruchirappalli District, Ariyalur Registration District, Lalgudi Taluk, Lalgudi Sub-Registration District, in Nerunchalakkudi Village, Survey No.43/4, as per Sub-division S.F. No.43/4B in A.O.66 (as per patta) Eastern Hec. 0.17.0 Ares is equal to Acre 0.42 Cents of land bounded on North by : Trichy - Chidambaram Road, East by : Land comprised in Survey No.44/2, West by : Thomas Land and South by : Malatturu Canal.

**Item No.2 :** All that piece and parcel of the vacant property situated at Tiruchirappalli District, Ariyalur Registration District, Lalgudi Taluk, Lalgudi Sub-Registration District, in Nerunchalakkudi Village, Survey No.44/2A1 out of Ac.3.22 on Western side, as per Old Document 0.59 Cents, now as per patta Hec 0.23.0 Ares is equal to Acre 0.57 Cents bounded on the North by : Trichy - Chidambaram road, East by : Rengasamy Udaya Nanja, West by : Land comprised in Survey No.43/4 and South by : Malatturu Canal. Both extent of 0.42 Cents in Survey No.43/4B and 0.57 Cents in Survey No.44/2A1 with total extent of Acres 0.99 Cents together with all its easement rights.

**Reserve Price: Rs.1,80,00,000/-**  
(Rupees One Crore Eighty Lakh Only)