





## 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**

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**RE-TENDER-CUM-AUCTION SALE NOTICE UNDER SARFAESI ACT 2002**

The following properties mortgaged to City Union Bank Limited will be sold in Re-Tender-cum-Public Auction by the Authorised Officer of the Bank under Rule 6 (5) & 9 of the Security Interest (Enforcement) Rules, 2002, under the SARFAESI Act, 2002, for recovery of a sum of **Rs.3,95,19,038/- (Rupees Three Crore Ninety Five Lakh Nineteen Thousand and Thirty Eight only)** as on **05-12-2024** together with further interest to be charged from **06-12-2024** onwards and other expenses, any other dues to the Bank by the borrowers / guarantors No.1) **Mrs. Mangalapriva Syringe and Medicids** Represented by its Proprietor **Mr. K. Saravanan, No.329/2, Aliyanilai, Aranthangi, No.2) Mr. K. Saravanan, S/o. Mr. Krishnamoorthy, No.94, Pudukkottai Road, Aranthangi, No.3) Mrs. S. Girija, W/o. Mr. Krishnamoorthy, No.94, Pudukkottai Road, Aranthangi, No.4) Mrs. V. Padma, W/o. Mr. Srinivasarao, No.24, Sri Ram Nagar, 1st Street, Kodungaiyur, Chennai. No.5) Mrs. K. Mounika, W/o. Late V. Kasiviswanathan, No.24, Sri Ram Nagar, 1st Street, Kodungaiyur, Chennai. No.6) Minor K. Punith Sai, S/o. Late V. Kasiviswanathan, Represented by **Mrs. K. Mounika as Mother and Natural Guardian, No.24, Sri Ram Nagar, 1st Street, Kodungaiyur, Chennai.****

**Note :** That our **040-Pudukkottai Branch** has also extended Financial Assistance (CUB OSL SPECIAL-SR 501812080076896) dated **02-12-2020** requested by No.1 of you represented by No. 2 of you as Proprietor for which Nos.2 & 3 of you stood as Co-Guarantors and Nos.2, 4, 5 & 6 (No.5 of you represented by No.5 of you as Mother and Natural guardian) of you stood as Guarantors for the facility for a total amount of **Rs. 24,00,000/-** at a ROI of **12.50%**. The same has been also classified as **NPA on 30-11-2020** and the outstanding balance as on **05-12-2024** is **Rs.27,23,993/- (Rupees Twenty Seven Lakh Twenty Three Thousand Nine Hundred and Ninety Three only)** plus further interest and penal interest of **2.00%** with monthly rests to be charged from **06-12-2024** till the date of realization.

**Immovable Properties Mortgaged to our Bank**

**Schedule - A : (Property Owned by Mr. K. Saravanan, S/o. Mr. Krishnamoorthy)**

**Item - 1 :** Pudukkottai District, Karaikudi Registration District, Aranthangi Sub-registration District, Aranthangi Taluk, Aranthangi Union, Azhyanilai Panchayat, Azhyanilai Village, 1) Patta No.2696, Survey No.329/2, New Sub-division Survey No.329/2A1A, Area 0.27,73, 2) Patta No.2696, Survey No.329/7, Sub-division Survey No.329/7A, New Sub-division Survey No.329/7A1A, Area 0.43,17 have been divided as House Sites and named as **Shri Kalki Bhagavan Nagar**. In which out of the Plot No.22/part measuring on the East-West Northern side 39 feet, Southern side 40 feet, South-North Eastern side 79 feet, Western side 80,5 feet, Total 3,184.5 Square feet or 296,14 square meter land & RCC roof Syringe Fertilization Factory building with Plinth Area of 744,75 sq.ft, Four boundaries, East of Saravanan Plot No.22 part purchased from Saradha, West of Saravanan Plot No.23 purchased from Elangovan, North of Mohamed Ibrahim Punjai, South of East-West 20 feet Common Road. Now subdivided Survey No.329/22 Area 0.02,96 (Patta No.2753).

**Reserve Price : Rs.26,00,000/- (Rupees Twenty Six Lakh only)**

**Schedule - A : (Property Owned by Mr. K. Saravanan, S/o. Mr. Krishnamoorthy)**

**Item - 2 :** Pudukkottai District, Karaikudi Registration District, Aranthangi Sub-registration District, Aranthangi Taluk, Aranthangi Union, Azhyanilai Panchayat, Azhyanilai Village, 1) Patta No.2696, Survey No.329/2, New Sub-division Survey No.329/2A1A, Area 0.24,77, 2) Patta No.2696, Survey No.329/7, Sub-division Survey No.329/7A, New Sub-division Survey No.329/7A1A, Area 0.41,24 have been divided as House Sites and named as **Shri Kalki Bhagavan Nagar**. In which out of the Plot No.31 measuring on the East-West Northern side 34 1/2 feet, Southern side 34 1/2 feet, South-North Eastern side 67 feet, Western side 69 feet, Total 2,329 Square feet or 216,5 Square meter House Site, Four boundaries, East of Kavitha Plot No.30, West of Plot No.32, North of Dhanabal, Mohamed Ibrahim, Savithir, Rajakumari Lands, South of 20 feet Common Road.

**Reserve Price : Rs.9,60,000/- (Rupees Nine Lakh Sixty Thousand only)**

**Schedule - B : (Property Owned by Mr. K. Saravanan, S/o. Mr. Krishnamoorthy)**

Pudukkottai District, Karaikudi Registration District, Aranthangi Sub-registration District, Aranthangi Taluk, Aranthangi Union, Azhyanilai Panchayat, Azhyanilai Village, 1) Survey No.329/2, Punjai Area 0.30,0, 2) Survey No.329/7, Punjai Area 0.66,5 have been divided as House Sites and named as **Shri Kalki Bhagavan Nagar**. In which out of the Plot Nos. 21 & 22, Western side Plot No.21 measuring on the East-West Northern side 23 feet, Southern side 50 feet, South North-Eastern side 33 feet, Western side 90 feet, Total 3,034 Square feet or 281,87 Square Meters, House Site, Four boundaries, East of Vazhakkudiyuruppu Road, West of Saradha Land (Plot No.22), North of Mohamed Ibrahim Land, South of 20 feet Road, Plot No.22) Western side measuring on the East-West Northern side 11 feet, Southern side 18 1/2 feet, South-North Eastern side 80 1/2 feet, Western side 83 1/2 feet, Total 1,209.5 Square feet or 11,36 Square Meters, land & RCC roof and ACC sheet roof manufacturing factory building with Plinth Area of 2,880 sq.ft, (Ground Floor - 1,784 sq.ft, + First Floor - 1,096 sq.ft, Four boundaries, East of Saravanan House site, West of Saradha House site, North of Mohamed Ibrahim House site, South of East-West 20 feet, Vazhakkudiyuruppu Road, Properties situated in New Sub Division Survey Nos. 329/2B & 329/2A2 with superstructure thereon.

**Reserve Price : Rs.85,00,000/- (Rupees Eighty Five Lakh only)**

**RE-AUCTION DETAILS**

Date of Re-Tender-cum-Auction Sale	Venue
<b>21-02-2025</b>	City Union Bank Limited, Pudukkottai Branch, No.9954/3A2B, Marthandapuram 3rd Street, Alangudi Road, Pudukkottai - 622001, Telephone No.04322-267133, Cell No. 9344037583.

**Terms and Conditions of Re-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, Pudukkottai Branch, No.9954/3A2B, Marthandapuram 3rd Street, Alangudi Road, Pudukkottai - 622001**. (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.04322-267133, Cell No. 9344037583**. (5) The properties 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 (land/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. (12) Physical Possession of Schedule "B" Property is held with the bank.

**Place : Kumbakonam, Date : 01-02-2025 Authorised Officer**

**Regd. Office : 149, T.S.R. (Big) Street, Kumbakonam, Thanjavur District, Tamil Nadu - 612 001. CIN : L65107N190491.C0010287**

**Telephone No. 0435-2402322, Fax : 0435-2431746, Website : www.cityunionbank.com**

D:\2025\CUB\Feb\_25\CUB\_TenMangalapriva Syringe\_(Sch\_A\_B)\_ (Re\_Ten)\_ (Pudukkottai)\_ (Tam\_Eng)\_01-02-2025 Size : 8 x 32 cms. (Kalyan)