



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,
Phone : 0435 - 2432322 Fax: 0435-2431746

RE-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 undetermined security debts due to the Bank, together with further interest and other expenses and any other dues to the bank by the borrowers/guarantors

PART - 1

Name of the Borrowers : No.1.M/s.Malaiyarasi Coats, at PK 17, SIDCO Industrial Eastate, Ekkatuthangal, Guindy, Chennai - 600032. No.2.Mr.S.Ramachandran ,S/o.Subbiah Pandian at No.8, 40th Street, Pudhur, Ashok Nagar, Near Jawahar Vidhyalaya School, Ashok Nagar, Chennai - 600083. No.3.Mrs.R.Sudha ,W/o.Ramachandran at No.8, 40th Street, Pudhur, Ashok Nagar, Near Jawahar Vidhyalaya School, Ashok Nagar, Chennai - 600083.

Outstanding Liability Amount : Rs.83,69,277/- (Rupees Eighty Three Lakh Sixty Nine Thousand Two Hundred and Seventy Seven Only) as on 21.10.2024 together with further interest to be charged from 22.10.2024 onwards , other expenses and any other dues to the bank by the borrowers/guarantors.

Note 1. That our 246-Maduravoyal Branch has also extended financial assistance (OTHER HOUSING LOAN - 25 L:501312030020159) dated 29-Feb-2020 requested by No.2. of you for which No.3 of you stood as Co-obligants for the facility for a total amount of Rs.30,00,000/- at a ROI of 11.25% the outstanding balance as on 21.10.2024 is Rs.10,08,639/- plus further interest and penal interest of 2.00% with monthly rests to be charged from 22.10.2024 till the date of realization

Description of the Immoveable Properties Mortgaged to our Bank	Reserve Price	Date & Time of Re-Auction
Schedule- A (Property Owned By S. Ramachandran) All that piece and parcel of the residential flat bearing Flat No.S2, having a plinth area of 450 Sq.ft, in the second floor of the building constructed on the land measuring 1048.12 Sq.ft, bearing Plot No.414 and Door No.8, 40 th Street, Pudhur, Ashok Nagar, Chennai-600083, inclusive of common areas, along with all other amenities thereon with similar rights of other co-owners and comprised in T.S.No.55, Block No.51, together with 124 Sq.ft, of undivided share in the above land at Kodambakkam Village, Mambalam - Guindy Taluk, lies within the limits of corporation of chennai and the land being Bounded on the North by: Plot no.413, South by: Plot No.413, West by: 40 Feet road, East by: Private plot and building and the land measuring East to West on the Northern side-13.8 Meter, East to West on the Southern side-14.8 Meter, North to South on the Eastern side-06.8 Meter, North to South on the Western side - 07.2 Meter Situated within the sub-Registration District of Ashok Nagar and the Registration District of Chennai Central.	Rs.16,00,000/- (Rupees Sixteen Lakh Only)	27.12.2024 at 02.00 PM

PART - 2

Name of the Borrowers : No.1.Mr.E.Vasu, S/o. Ellappan at No.379, Anna Indira Street, Thiruvekadapuram, Ponneri, Krishnapuram, Thiruvallur - 601209. No.2.Mrs.V.Ambika, W/o.E.Vasu at No.379, Anna Indira Street, Thiruvekadapuram, Ponneri, Krishnapuram, Thiruvallur - 601209.

Outstanding Liability Amount : Rs.3,32,96,702/- (Rupees Three Crore Thirty Two Lakh Ninety Six Thousand Seven Hundred and Two Only) as on 21.10.2024 together with further interest to be charged from 22.10.2024 onwards , other expenses and any other dues to the bank by the borrowers/guarantors.

Description of the Immoveable Properties Mortgaged to our Bank	Reserve Price	Date & Time of Re-Auction
Schedule- A (Property Owned By E.Vasu) All that piece and Parcel of the land and building bearing Old Door No.357, New No.379, Anna Indira Street, Comprised in Old Survey No. 108/1 part Old Sub Divided Survey No.108/1A1 and New Sub Divided Survey No. 108/1A1A1A1B measuring 10 Cents (4355 Sq.ft) situated at Thiruvengadapuram Village, Thadaperumbakkam Panchayat, Minjur Panchayat Union, Ponneri Taluk, Thiruvallur District, Bounded on the : North by: Property of Kousalya Ammal South by: Properties of Annammal, Eswari Ammal, East by: Road leading to Thiruvengadapuram, West By: Property of Arts College within the limits of Registration District of Chennai North and Sub Registration District of Ponneri.	Rs.1,10,00,000/- (Rupees One Crore Ten Lakh Only)	27.12.2024 at 01.00 PM
Schedule- B (Property Owned By E.Vasu) All that piece and Parcel of the land measuring 5 Cents (2180 Sq.ft or 2 Ares or 202.6 Sq.m) with 1300 Sq.ft along building bearing Door.No.6,in Duraisamy Nagar, Comprised in Old Survey No.241/2 and New Survey No.241/2A1B situated at Thadaperumbakkam Village Minjur panchayat Union Ponneri Taluk, Thiruvallur Distrcit Bounded on the North by: Survey No.24/1 Sethuraman's property, South by: 15 Feet wide common pathway, East by: 10 Feet wide common pathway, West by: Survey No 241/2A1A With linear Measurements: East to West on the Northern side : 80 links East to West on the Southern side : 80 links North to South on the Eastern side: 62 1/2 links North to South on the Western side: 62 1/2 links within the limits of Sub Registration District of Ponneri and Registration District of Chennai North.	Rs.50,00,000/- (Rupees Fifty Lakh Only)	

Venue of Re-Tender-cum-Auction :

City Union Bank Limited Maduravoyal Branch, KRM Towers, 4-A, Pallavan Nagar Main Road, Singaravelan Nagar, Maduravoyal, Thiruvallur-600095. Telephone : 044-23781805, Cell No.9344038607

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 Ltd., Maduravoyal Branch, KRM Towers, 4-A, Pallavan Nagar Main Road, Singaravelan Nagar, Maduravoyal, Thiruvallur - 600095.** (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 01.00 PM for PART - 1 & on or before 12.00 Noon for PART - 2** on the date of Re-Tender-cum-Auction Sale hereby notified. (4) For inspection of the property and other particulars, the intending purchaser may contact **Telephone : 044-23781805, Cell No.9344038607.** (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 **02.00 PM for PART - 1 & 01.00 PM for PART - 2** on the date of Re-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: 06.12.2024

Authorised Officer

Regd. Office : 149, T.S.R. (Big) Street, Kumbakonam, Thanjavur District, Tamilnadu - 612001, CIN - L65110TN1904PLC001287, Telephone No. 0435 - 2402322, Fax : 0435 - 2431746, Website : www.cityunionbank.com

Size : 12 x 27 Cm