



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

TENDER-CUM-AUCTION SALE NOTICE UNDER SARFAESI ACT 2002

The following properties 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.2,40,17,421/- (Rupees Two Crore Forty Lakh Seventeen Thousand Four Hundred and Twenty One only)** as on 20-01-2025 together with further interest to be charged from 21-01-2025 onwards, other expenses and any other dues to the bank by the borrowers / guarantors **No.1) M/s. KPN Travels India Ltd, No.23-B, Rajaji Street, Swarnapuri, Salem - 636004 No.2) Mr. KPN Raajesh, S/o. K P Natarajan, No.8/248, Priyatharshini Illam, Periyapurud, Salem - 636010. No.3) Mrs. Sumathi Raajesh, W/o. KPN Raajesh, No.8/248, Priyatharshini Illam, Periyapurud, Salem - 636010. No.4) Mrs. N. Sivabakkiyam, W/o. K.P. Natarajan, Residing at B-8/248, Priyatharshini Illam, Periyapurud, Salem - 636010. No.5) Mr. K P Natarajan, S/o. K. Ponnalai Gounder, Residing at No.B-8/248, Priyatharshini Illam, Periyapurud, Salem - 636010. No.6) M/s. KPN Speed Parcel Service Pvt Ltd, No.23-B, Rajaji Street, Swarnapuri, Salem - 636004.**

Note : (1) That our **042-Salem Main Branch** has also extended Financial Assistance (SECURED OD WITHOUT DP : 512120020015536) dated **29-12-2017** requested by No.5 of you for which No.4 of you stood as Co-obligants and Nos. 4 & 5 of you stood as Guarantors for the facility for a total amount of **Rs. 8,50,00,000/-** at a ROI of **11.50%** the outstanding balance as on **20-01-2025** is **Rs.8,73,38,289/-** plus further interest and penal interest of **2.00%** with monthly rests to be charged from **21-01-2025** till the date of realization.

(2) That our **042-Salem Main Branch** has also extended Financial Assistance (CUB OSL TERM EMI - BR : 501812080079748) dated **30-06-2021** requested by No.5 of you for which No.4 of you stood as Co-obligant and Nos. 4 & 5 of you stood as Guarantors for the facility for a total amount of **Rs. 2,87,00,000/-** at a ROI of **10%** the outstanding balance as on **20-01-2025** is **Rs.2,58,70,111/-** plus further interest and penal interest of **2.00%** with monthly rests to be charged from **21-01-2025** till the date of realization.

(3) That our **042-Salem Main Branch** has also extended Financial Assistance (CUB OSL TERM EMI - BR : 501812080078565) dated **20-03-2021** requested by No.6 of you represented by No.5 of you as Director for which Nos.2 & 3 of you stood as Co-obligants for the facility for a total amount of **Rs.10,00,00,000/-** at a ROI of **10%** the outstanding balance as on **20-01-2025** is **Rs.10,22,84,855/-** plus further interest and penal interest of **2.00%** with monthly rests to be charged from **21-01-2025** till the date of realization.

(4) That our **042-Salem Main Branch** has also extended Financial Assistance (CUB OSL TERM EMI - BR : 501812080084252) dated **28-12-2021** requested by No.6 of you represented by No.2 of you as Director for which Nos.2 to 5 of you stood as Guarantors for the facility for a total amount of **Rs.4,20,00,000/-** at a ROI of **10%** the outstanding balance as on **20-01-2025** is **Rs.3,84,55,002/-** plus further interest and penal interest of **2.00%** with monthly rests to be charged from **21-01-2025** till the date of realization.

(5) That our **042-Salem Main Branch** has also extended Financial Assistance (SECURED OD WITHOUT DP : 512120020024765) dated **25-08-2018** requested by No.4 of you for which No.5 of you stood as Co-obligant and Nos. 2 to 5 of you stood as Guarantors for the facility for a total amount of **Rs.3,00,00,000/-** at a ROI of **10.50%** and the balance outstanding as on **20-01-2025** is **Rs.3,17,50,468/-**

(6) That our **042-Salem Main Branch** has also extended Financial Assistance (FITL EMI Restructure : 501812080079750) dated **30-06-2021** requested by No.5 of you for which No.4 of you stood as Co-obligant and Nos. 2 to 5 of you stood as Guarantors for the facility for a total amount of **Rs.1,62,00,000/-** at a ROI of **10%** the outstanding balance as on **20-01-2025** is **Rs.1,25,76,622/-** plus further interest and penal interest of **2.00%** with monthly rests to be charged from **21-01-2025** till the date of realization.

(7) That our **042-Salem Main Branch** has also extended Financial Assistance (CUB OSL TERM EMI - BR : 501812080079749) dated **30-06-2021** requested by No.5 of you for which No.4 of you stood as Co-obligant and Nos. 2 to 5 of you stood as Guarantors for the facility for a total amount of **Rs.1,33,00,000/-** at a ROI of **10%** the outstanding balance as on **20-01-2025** is **Rs.1,22,07,438/-** plus further interest and penal interest of **2.00%** with monthly rests to be charged from **21-01-2025** till the date of realization.

Immovable Properties Mortgaged to our Bank

Schedule - B : (Property Owned by Mr. KPN Raajesh, S/o. K P Natarajan & Mrs. Sumathi Raajesh, W/o. KPN Raajesh)

(1) All the piece and parcel of 1/4 share undivided land together with Superstructure constructed and to be constructed there on situated at Old Door No.7B, New Door No.8, Venkatanarayana Road, T. Nagar, Chennai - 600017, bearing S.No.39 Part, R.S.No.6265/2 Measuring : 4,200 Sq.ft. (1 Ground and 1,800 sq.ft.) within Sub-Registration District of Thygarayanagar and Registration District of South-Chennai with following boundaries : South of : Portion of Property bearing No.7, North of : 14 feet private passage, West of : CA Rajalakshmi Property No.9 and East of : Venkatanarayana Road, T.Nagar.

(2) All the piece and parcel of 1/4 share undivided land together with Superstructure constructed and to be constructed there on situated at Old Door No.7B, New Door No.8, Venkatanarayana Road, T.Nagar, Chennai - 600017, bearing S.No.39 Part, R.S.No.6265/2 Measuring : 4,200 Sq.ft. (1 Ground and 1,800 sq.ft.) within Sub-Registration District of Thygarayanagar and Registration District of South-Chennai with following boundaries : South

of : Portion of property bearing No.7, North of : 14 feet private passage, West of : CA Rajalakshmi Property No.9 and East of : Venkatanarayana Road, T.Nagar. Within these Boundaries, Totalling in all 1/4 Share in one Ground and 1,800 Sq.Ft. of land building there on.

(3) All the piece and parcel of 1/4 share undivided land together with Superstructure constructed and to be constructed there on situated at Old Door No.7B, New Door No.8, Venkatanarayana Road, T.Nagar, Chennai - 600017, bearing S.No.39 Part, R.S.No.6265/2, Measuring : 4,200 Sq.ft. (1 Ground and 1,800 sq.ft.) within Sub-Registration District of Thygarayanagar and Registration District of South Chennai with following boundaries : South of : Portion of property bearing No.7, North of : 14 feet private passage, West of : CA Rajalakshmi Property No.9 and East of : Venkatanarayana road, T.Nagar. Within these Boundaries, Totalling in all 1/4 Share in one Ground and 1,800 Sq.Ft. of land building there on.

(4) All the piece and parcel of 1/4 share undivided land together with Superstructure constructed and to be constructed there on situated at Old Door No.7B, New Door No.8, Venkatanarayana Road, T.Nagar, Chennai - 600017, bearing S.No.39 Part, R.S.No.6265/2, Measuring : 4,200 Sq.ft. (1 Ground and 1,800 sq.ft.) within Sub-Registration District of Thygarayanagar and Registration District of South-Chennai with following boundaries : South of : Portion of property bearing No.7, North of : 14 feet private passage, West of : CA Rajalakshmi Property No.9 and East of : Venkatanarayana road, T.Nagar.

Within these Boundaries, Totalling in all 1/4 Share in one Ground and 1,800 Sq.Ft. of land building there on.

Reserve Price : Rs. 14,10,00,000/-
(Rupees Fourteen Crore Ten Lakh only)

Schedule - C : (Property Owned by Mr. KPN Raajesh, S/o. K P Natarajan & Mrs. Sumathi Raajesh, W/o. KPN Raajesh)

All that piece and parcel of the land and building now existing and to be constructed thereon in future, the property comprised in Registration District of Chennai-Central and the Sub-Registration District of Kodambakkam, Old S.No.95/2 & 97/3, New T.S.No.18/2A with extent of 7433.60 sq. ft. and T.S.No 18/9 with an extent of 1,694.25 sq. ft. with a total extent of 9,127 sq.ft. in Block No. 12, New Door No. 169, Jawaharlal Nehru Road, Ashoka Nagar, Arumbakkam Village, Egmore Nungambakkam Taluk, within the limit of Chennai Corporation. **Admeasuring:** East to West 27 meters on the Northern Side - 45.5 meters and on Southern side, North to South 29.4 meters on the Eastern Side and 23.8 meters on the Western Side, within the following boundaries : North by : Property previously belonged to Sankara Mudaliar, now Hotel Radha Park Inn in TS No 8/5 A, South by : Land comprised in T.S.No 18/3 A, East by : Jawaharlal Nehru Road, West by : Hotel Radha Park Inn in T.S.No 18/11.

Reserve Price : Rs. 19,19,00,000/-
(Rupees Nineteen Crore Nineteen Lakh only)

AUCTION DETAILS

Date of Tender-cum-Auction Sale	Venue
13-03-2025	City Union Bank Limited, Chennai-T.Nagar Branch, No.48, Mahalakshmi Street, T. Nagar, Chennai - 600017. 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 Limited, Chennai-T. Nagar Branch, No.48, Mahalakshmi Street, T. Nagar, Chennai - 600017.** (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 for Schedule - B Properties and 02.00 p.m. for Schedule - C Property** 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. for Schedule - B Property and 03.00 p.m. for Schedule - C Property** 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 : 31-01-2025 Authorised Officer

Regd. Office : 149, T.S.R. (Big) Street, Kumbakonam, Thanjavur District, Tamil Nadu - 612 001, CIN - L65110TN1904PLCC001287, Telephone No. 0435-2402322, Fax : 0435-2431746, Website : www.cityunionbank.com

Size : 16 x 22 cm.