



CITY UNION BANK LIMITED

Credit Recovery and Management Department

Administrative Office : No. 24-B, Gandhi Nagar, Kumbakonam - 612001.

E-Mail id : crmd@cityunionbank.in, Ph : 0435-2432322, Fax : 0435-2431746

2) That our **243-Thiruvallur Branch** has also extended Financial Assistance (CUB OSL SPECIAL-BR : 501812080091698) dated **11-08-2022** requested by No.1 of you represented by No. 2 of you as Proprietrix for which Nos.2 & 3 of you stood as Co-obligant and No. 3 of you stood as guarantor for the facility for a total amount of **Rs. 10,00,000/-** at a ROI of **13.75%**. The same has been also classified as **NPA** on **13-12-2022** and the outstanding balance as on **05-02-2025** is **Rs.8,72,894/-** plus further interest and penal interest of **2.00%** with monthly rests to be charged from **06-02-2025** till the date of realization.

Size : 24 x 20 cm.



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 8 (6) & 9 of the Security Interest (Enforcement) Rules, 2002, under the SARFAESI Act, 2002, for recovery of the undermentioned security debts due to the Bank, together with further interest and other expenses, any other dues to the Bank by the borrowers / guarantors mentioned herein below :

PART - 1

Name of the Borrowers: (No.1) M/s. Vimal Traders, No.5, Stringer Street, Periamet, Chennai - 600003. (No.2) Mr. F. Benjamin Arockiaraj, S/o. Francis Xavier, No.70, Pinjivakkam Village, Kadambathur Post, Thiruvallur District - 602002, also at: Mr. F. Benjamin Arockiaraj, S/o. Francis Xavier, Flat No.21, Vijay Shanthi Foundation, D3, Kilpauk, Chennai - 600010. (No.3) Mrs. Monica Dorthi, W/o. Benjamin Arockiaraj, No.70, Pinjivakkam Village, Kadambathur Post, Thiruvallur District - 602002. (No.4) Mr. F. Jabamalai, S/o. Francis Xavier, No.70, Pinjivakkam Village, Kadambathur (Po), Thiruvallur District - 602002. (No.5) Mr. P.A. Eugene Prakash, S/o. Amulraj, No.1/3, Madha Koil Street, Senthnamangalam, Sriperumbudur Taluk, Kancheepuram District - 602106. (No.6) Mrs. T.V. Latha, W/o. Mr. Venkatesh, Abhirami West Hemier, No.25/2A, A.K. Swaminagar, 1st Street, Kellys, Chennai - 600010. Also at Mrs. T.V. Latha, W/o. Mr. Venkatesh, Flat No. D3, Fountain Square, Old No.21, New No.45, Medavakkam Tank Road, Opp. ESI Hospital, Perambur Barracks, Chennai - 600012. (No.7) Mr. F. Nirmal Raj, S/o. Francis Xavier, No.70, Pinjivakkam Village, Kadambathur (Po), Thiruvallur District - 602002.

Outstanding Liability Amount : Rs.3,65,49,052/- (Rupees Three Crore Sixty Five Lakh Forty Nine Thousand and fifty Two only) as on **04-03-2025** together with further interest to be charged from **05-03-2025** onwards, other expenses and any other dues to the bank by the Borrowers / Guarantors.

Note : 1) That our **243 - Thiruvallur Branch** has also extended financial assistance (CUB OSL SPECIAL-BR : 501812080060001) dated **04-01-2020** requested by No.7 of you for which No.2 of you stood as Co-obligant for the facility for a total amount of **Rs.32,00,000/-** at a ROI of **12.50%**. The same has been also classified as **NPA** on **02-01-2021** and the outstanding balance as on **04-03-2025** is **Rs.8,79,777/-** plus further interest and penal interest of **2.00%** with monthly rests to be charged from **05-03-2025** till the date of realization.

2) That our **243 - Thiruvallur Branch** has also extended financial assistance (CUB OSL SPECIAL-BR:501812080047719) dated **14-01-2019** requested by No.1 of you represented by No.2 of you as Proprietor for which No.2 and 3 of you stood as Co-obligants and No.5 and 6 of you stood as Guarantors for the facility for a total amount of **Rs.1,00,00,000/-** at a ROI of **12.50%**. The same has been also classified as **NPA** on **30-11-2020** and the outstanding balance as on **04-03-2025** is **Rs.1,98,54,726/-** plus further interest and penal interest of **2.00%** with monthly rests to be charged from **05-03-2025** till the date of realization.

3) That our **243 - Thiruvallur Branch** has also extended financial assistance (CUB OSL SPECIAL-BR : 501812080062997) dated **31-03-2020** requested by No.2 of you for which No.3 of you stood as Co-obligant for the facility for a total amount of **Rs.15,00,000/-** at a ROI of **12.50%**. The same has been also classified as **NPA** on **28-02-2021** and the outstanding balance as on **04-03-2025** is **Rs.4,53,169/-** plus further interest and penal interest of **2.00%** with monthly rests to be charged from **05-03-2025** till the date of realization.

Description of the Immovable Properties Mortgaged to our Bank	Reserve Price	Date & Time of Auction
<p>Schedule - A : (Properties Owned by Mrs. T.V. Latha, W/o. Mr. Venkatesh)</p> <p>All that piece and parcel of Flat No.D on the Third Floor in Block II of the storied building known as Fountain Square with 1,965 Sq.ft., of Built-up Area (inclusive of a proportionate share in common areas) together with Two Covered Car Park Spaces numbered as D3 on the still level together with 1,102.70 Sq.ft., of undivided share (being the aggregate of a 1,014.69 Sq.ft., undivided share from the land described in Item No.1 and 88.01 Sq.ft., undivided share from the land described in items 2 as hereunder,</p> <p>Item No.1: All that piece and parcel of land of an extent of 15,633 Sq.ft. as per Title Deed (15,338 Sq.ft. as per Patta) comprised in T.S.No.40 and 60 of Block No.38, Ayyanavaram Division Purasawalkam-Perambur Taluk, Chennai, situated at No.21, Medavakkam Tank Road, Chennai and land bounded by on the:- North by: Land in T.S.Nos.2 and the land described in Item 2 below, South by: Land in T.S.Nos.3, 61/4 and 61/2, East by: Chengalvaraya Maistry Street and the land described in Item 2 below and West by: Land gifted to CMDA and land in T.S.No.3 Part within the Registration District of Central Chennai and Sub-Registration District of Anna Nagar.</p> <p>Item No.2: All that piece and parcel of land of an extent of 1,356 Sq.ft., comprised in Old T.S. No.59, New T.S.No.59/1 of Block No.38, Ayyanavaram situated at Old No.47, New No.58, Chengalvarayan II Lane, Ramalingapuram, Chennai - 600012, Bounded by:- North by: Land belonging to P.K. Raman and T.S.No.8/10, South by: Land described in Item 1 above, East by: Chengalvarayan II Lane, West by: Property belonging to Moonpur Church, Land in T.S.No.2 and the land described in Item 1 above within the Registration District of Central Chennai and Sub-Registration District of Anna Nagar.</p>	₹ 1,90,00,000/- (Rupees One Crore Ninety Lakh only)	27-03-2025 at 01.00 p.m.

PART - 2

Name of the Borrowers: (No.1) M/s. S.K. Industries, No.184/15, Vishuvakkam Village, Kilanur Post, Thiruvallur - 602021. (No.2) Mrs. M. Renuga, W/o. K. Murugan, No.68, Vishuvakkam Village, Kilanur Post, Thiruvallur - 602021. (No.3) Mr. K. Murugan, S/o. Krishna Chetty, No.68, Vishuvakkam Village, Kilanur Post, Thiruvallur - 602021. Also At, Mr. K. Murugan, S/o. Krishna Chetty, No.40, Sarath Kandigai, Vishuvakkam, Thiruvallur District - 602021. (No.4) Mr. M. Jaideep, S/o. K. Murugan, No.68, Vishuvakkam Village, Kilanur Post, Thiruvallur - 602021. (No.5) Mr. G. Ravichandran, S/o. Gopal Naidu, Door No. 12, Nadu Street, Pillaiyar Koil Street, Kilanur Post, Thiruvallur - 602021.

Outstanding Liability Amount : Rs.2,51,08,737/- (Rupees Two Crore Fifty One Lakh Eight Thousand Seven Hundred and Thirty Seven only) as on **05-02-2025** together with further interest to be charged from **06-02-2025** onwards, other expenses and any other dues to the bank by the Borrowers / Guarantors.

Notes : 1) That our **243-Thiruvallur Branch** has also extended Financial Assistance (CUB OSL TERM EMI-BR : 501812080063691) dated **24-04-2020** requested by No.3 of you for which No.2 of you stood as Co-obligants for the facility for a total amount of **Rs. 22,00,000/-** at a ROI of **12%**. The same has been also classified as **NPA** on **14-12-2022** and the outstanding balance as on **05-02-2025** is **Rs. 25,66,380/-** plus further interest and penal interest of **2.00%** with monthly rests to be charged from **06-02-2025** till the date of realization.

Description of the Immovable Properties Mortgaged to our Bank	Reserve Price	Date & Time of Auction
<p>Schedule - A : (Property Owned by Mr. K. Murugan, S/o. Krishna Chetty)</p> <p>Land and Building situated at Kancheepuram Registration District, Thiruvallur Sub-Registration District, Thiruvallur District, Thiruvallur Taluk, in No. 49, Vishuvakkam Village, in Gramanatham Survey No. 184/17, Old Survey No. 184/1B, 2 and 3 Part to the extent of 2,662 Sq. Ft. equivalent to 342 Sq. Metres of House Site and other appurtenances thereon Bounded on the:- North by: House Site belonging to Balaji and Raghu in Survey No. 184/16, South by: Sundarammal and Revathi's House Sites in Survey No. 184/18, East by: Logans House Site and Common Path Way, West by Sides : Road. Measurements: On the East: 41.6 Feet, On the West: 41.6 Feet, On the North: 64 Feet, On the South: 64 Feet, Total Extent - 2,662 Sq. Ft. together with Terraced House thereon.</p>	₹ 34,00,000/- (Rupees Thirty Four Lakh only)	27-03-2025 at 02.00 p.m.
<p>Schedule - B : (Property Owned by Mr. G. Ravichandran, S/o. Gopal Naidu)</p> <p>All that Piece and Parcel of Land and Building admeasuring 12 Cents out of 28 Cents, Comprised in Survey No. 259, Sub-Division New Survey No.259/4, as per Patta No. 484 Situated at No. 29, Kilanur Village, Thiruvallur Taluk, Thiruvallur District, Within the Thiruvallur Registration District, Sub-Registration District of Thiruvallur bounded as follows : North by : 10 Feet Passage, East towards West, South by : Kodhandan Land, East by : Govindhammal Land, West by : Kilanur Road, Total - 12 Cents of Land and other Appurtenances there on.</p>	₹ 35,00,000/- (Rupees Thirty Five Lakh only)	27-03-2025 at 02.00 p.m.
<p>Schedule - C : (Property Owned by Mr. K. Murugan, S/o. Krishna Chetty)</p> <p>In Kancheepuram Registration District, Kancheepuram District and Taluk, Kancheepuram Joint Sub-Registration No. 1, No. 97, Enathur Village, Survey No. 372/2, Land layout named as "Chokkalingam Nagar", Plot No.96, an extent of 1,301 sq. ft. with existing House, Service Connection with Deposit and other appurtenances thereon and its thereabouts are as follows Boundaries on the :- North by: Plot No.3, South by: 23 feet Road, East by: Plot No. 95, West by: Survey No.375/4. Measurements: East to West - 19 feet on the Northern Side, 24 feet on the Southern Sides North to South - 60 feet on the Eastern Side, 61 feet on the Western Side in Total 1,301 Sq. Ft. of Land and Building and other appurtenances thereon. As per Present Patta No. 2388, New Survey No. 372/2A5.</p>	₹ 14,00,000/- (Rupees Fourteen Lakh only)	27-03-2025 at 02.00 p.m.
<p>Schedule - D : (Property Owned by Mr. K. Murugan, S/o. Krishna Chetty)</p> <p>Item No.1 : All that piece and parcel of land measuring an extent of 17,227 sq. ft., comprised in New Survey No. 327C/25, 327C/26, 327C/26 (Part), 340/3B1 (Part), (Patta No.4302), 327C/27, 340/3B1A, 340/3B2, 341/2A2A and 341/2A2B (Patta No. 4338) Situated at No. 202 Venkattur Village, Thiruvallur Taluk, Thiruvallur District, within the Registration District of Kancheepuram and Sub-Registration District of Manavala Nagar bounded on the North by: Poonamallee to Thiruvallur Road, South by: Vasanthammal's land, East by: Lalihammal's land (Plot No.50), West by: 20 feet Road. Item No. 2 : Residential Flat Space measuring 915 Sq. Ft. or thereabouts of super built area, (inclusive of common area) bearing Flat No. A310 - the Third Floor of the storied building called Anchi Royale along with 353 sq. ft. undivided share and interest out of 17,227 sq. ft., more fully described in the Item No. 1, here above.</p>	₹ 33,00,000/- (Rupees Thirty Three Lakh only)	27-03-2025 at 02.00 p.m.
<p>Schedule - E : (Property Owned by Mrs. M. Renuga, W/o. K. Murugan)</p> <p>All that piece and Parcel of Gramanatham land and building in the name and style of "SK Industries" admeasuring an extent of 4,140 sq. ft. (Acree 0.9½ Cents) Comprised in Old Gramanatham Survey No. 184/1B.2.3, Sub-division New Gramanatham Survey No. 184/15, as per Patta No. 30, Situated at No. 48, Vishuvakkam Village, Thiruvallur Taluk and District, within the Registration District of Kancheepuram and Sub-Registration District of Thiruvallur bounded as follows : North by: Baskaran Land, South by: Murugan House, East by: East Side Plot in Gramanatham Survey No. 184/15, West by: Panchayat Road. Measurements: East to West on the Northern Side - 66 feet 3 inches, East to West on the Southern Side - 66 feet 3 inches, North to South on the Eastern Side - 65 feet, North to South on the Western Side - 60 feet. Total - 4,140 Sq. Ft. (Acree 0.9½ Cents).</p>	₹ 53,00,000/- (Rupees Fifty Three Lakh only)	27-03-2025 at 02.00 p.m.

Venue of Re-Tender-cum-Auction : City Union Bank Limited, Thiruvallur Branch, No.3568, Tamil Nadu Housing Board, Avadi Bye-pass Road, Kakkalur, Thiruvallur - 602001. Telephone No.044-2766636, Cell No.9344038603.

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, Thiruvallur Branch, No.3568, Tamil Nadu Housing Board, Avadi Bye-pass Road, Kakkalur, Thiruvallur - 602001.** (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 PART - 1 and on or before 01.00 p.m. for PART - 2.** (4) For inspection of the property and other particulars, the intending purchaser may contact : **Telephone No.044-2766636, Cell No.9344038603.** (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 PART - 1 and 02.00 p.m. for PART - 2** properties 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 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 : 06-03-2025

Authorised Officer
City Union Bank Ltd.

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