



CITY UNION BANK LIMITED

Credit Recovery and Management Department

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

Kumbakonam - 612001. E-Mail id: crmd@cityunionbank.in,

Phone: 0435-2432322, Fa : 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 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 a sum of **Rs.1,10,29,108/- (Rupees One Crore Ten Lakh Twenty Nine Thousand One Hundred and Eight only)** as on 12-03-2025 together with further interest to be charged from 13-03-2025 onwards and other expenses, any other dues to the Bank by the borrowers / guarantors **No.1) M/s. Rathina Match Factory, Represented through its Proprietrix Mrs. M. Dhanalakshmi, No.79/32, Kattabomman Street, Virudhunagar - 626001, No.2) Mrs. M. Dhanalakshmi, W/o. M. Murugesan, No.1/137, Alagapuri West Street, Virudhunagar - 626003, No.3) Mr. M. Murugesan, S/o. Manoharan, No.79, Kattabomman Street, Virudhunagar - 626001.**

Note : That our 090-Virudhunagar Branch has also extended Financial Assistance (CUB OSL SPECIAL-BR: 501812080059657) dated 31-12-2019 requested by No.1 of you represented by No. 2 of you as Proprietrix for which Nos. 2 & 3 of you stood as Co-obligants for the facility for a total amount of **Rs.25,50,000/-** at a ROI of 14.25%. The same has been also classified as **NPA** on 30-11-2020 and the outstanding balance as on 12-03-2025 is **Rs.54,73,974/- (Rupees Fifty Four Lakh Seventy Three Thousand Nine Hundred and Seventy Four only)** plus further interest and penal interest of 2.00% with monthly rests to be charged from 13-03-2025 till the date of realization.

Immovable Properties Mortgaged to our Bank

Schedule - A : (Property Owned by Mrs. M. Dhanalakshmi, W/o. M. Murugesan)

The Site together with superstructure now existing and to be constructed thereon at the following properties **1st Item: a)** Virudhunagar District, Virudhunagar Taluk, Alagapuri Village, Survey No. 6777 Punja out of 85 Cents the Southern portion of 6.346 Cents Vacant Site. **Boundaries :** North : The Punja land of Chinnaraj Naidu, South : 8' wide East to West Common Pathway and the 2nd item of the property of Indiradevi, West : The land of Koppammal and on the further East located 1 1/2' wide South to North Common Pathway, East : The land of Poochammal and 12' wide East to West Common Pathway and the land of Indiradevi. **Within the boundaries** there are Two portions the Northern part located 1st portion measures North, East to West 58' South, East to West 57', East, South to North 42', West, South to North 36'. Total 2,242 1/2 Sq.ft. (208,333 Sq.metres) with an Asbestos Sheet Roofed Building. On the Southern part of the 1st portion the 2nd portion measures including 4' land on the Southern 8' Common Pathway East, South to North 44', West, South to North 43', North, East to West 11 1/2', South, East to West 12 1/2'. Total 522 Sq.ft. (48,494 Sq.mtr.). **b)** Virudhunagar District, Virudhunagar Taluk, Alagapuri Village, Survey No.83/1 out of 13 Acres and 87 Cents on the Northern part located Vacant Site 3.67 Cents and in this area, on the Western side located Vacant Site Cents 0.82 and in this place constructed superstructure Old House, Old Door No.82, New Door No.1/136. **Boundaries :** East : The property of Indiradevi, West : The 2nd portion of the 1st item herein, South : 8' wide East to West Common Pathway, North : The 1st portion of the 1st item herein. **Within the boundaries** with exclusive wall right on the North, South and Western side and with rainwater falling land lying further of these walls East to West 9', South to North 40' Total 360 Sq.ft. (33,444 Sq.mtr.). With all its fixtures and other easementary rights. **2nd Item :** Virudhunagar District, Virudhunagar Taluk, Alagapuri Village, Ward No.1, Natham Survey No.83/1, out of 13 Acres and 87 Cents on the Northern part located Vacant Site of 3.67 Cents and in this area after leaving the already sold out portion, the remaining extent of Cents 1.57. **Boundaries :** West : The Vacant Site of Poochammal, Guruvammal and 6' wide South to North Common Pathway, East : The Vacant Site of Dhanalakshmi, Koppammal, South : The already sold out portion of this area, North : The already sold out portion of this area. **Within the boundaries**, South to North 12', East to West 57'. Total 684 Sq.ft. (63.55 Sq.mtr.) with all easementary rights. At present as per the recent Sub-division New Natham Patta No.37, New Natham Survey No.104/3. **Within Alagapuri Village Panchayat, Virudhunagar Panchayat Union, 3rd Item :** Virudhunagar District, Virudhunagar Taluk, Alagapuri Village, Ward No.1, Natham Survey No.83/1, out of 13 Acres and 87 Cents on the Northern portion of 3.67 Cents, the Eastern part of 1.721 Cents and 1.191 Cents so, totally 2.822 Cents. **Boundaries :** West : The building with Door No.82 of the applicant. East : The house of Guruvammal and further West of 6' wide South to North Common Pathway, South : 8' wide East to West Common Pathway, North : The applicant's property and on the further South located 12' wide East to West private pathway. **Within the boundaries**, there are two portions, the Western side located 1st portion (1.721 Cents) measured West, South to North 40' East, South to North 40', North, East to West 18 1/2' South, East to West 19'. Total 750 Sq.ft. (69,676 Sq.mtr.). On the Eastern side of the 1st portion, located the 2nd portion measures South to North 40', East to West 12'. Total 480 Sq.ft. (44,593 Sq.Mtr.). With all easementary right. In all the items constructed super structure with Door No.1/136 and 1/137.

Reserve Price : Rs.13,00,000/-

(Rupees Thirteen Lakh only)

RE-AUCTION DETAILS

Date of Re-Tender-cum-Auction Sale	Venue
04-04-2025	City Union Bank Limited, Virudhunagar Branch, No.102, Katchery Road, Virudhunagar - 626001. Telephone No.04562-243962, Cell No. 9367411692.

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, Virudhunagar Branch, No.102, Katchery Road, Virudhunagar - 626001.** (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.04562-243962, Cell No.9367411692.** (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 : 14-03-2025

Authorised Officer

Regd. Office: 149, T.S.R. (Big) Street, Kumbakonam, Thanjavur District, Tamil Nadu - 612001. **CIN - L65110TN1904PLC001287,**

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

Size : 8 x 28 cm (Kalyan)

D:\2025\CUB\Mar_25\CUB-Mar_25\CUB-Mar_25\Rathina Match Factory_(Re_Ten)_ (Virudhunagar)_ (Tam_Eng)_14-03-2025