

Size : 16 x 19 cm.



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

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.4,64,94,919/- (Rupees Four Crore Sixty Four Lakh Ninety Four Thousand Nine Hundred and Nineteen only)** as on 25-03-2025 together with further interest to be charged from 26-03-2025 onwards and other expenses, any other dues to the Bank by the borrowers / guarantors No.1) M/s. RKB Metal Roof, At, No.30/B1, Somavarakula Street, Chengam Main Road, Tiruvannamalai - 606601. No.2) Mr. R.K. Baskar, S/o. Kannayiram, No.4/40, Indira Nagar, Samudram Eri, Perumbakam Road, Tiruvannamalai - 606603. No.3) Mr. R.K. Balamurugan, S/o. Kannayiram, No.4/40, Indira Nagar, Samudram Eri, Perumbakam Road, Tiruvannamalai - 606603. No.4) Mrs. K. Muniyammal, W/o. Kannayiram, No.4/40, Indira Nagar, Samudram Eri, Perumbakam Road, Tiruvannamalai - 606603. No.5) Ms. R.K. Banumathi, D/o. Kannayiram, No.1/40 (Old), 397 (New), Pillaiyar Koil Street, Thanipadi, Tiruvannamalai - 606601. No.6) Mr. R.C. Mani, S/o. Chinnaiyan, No.1/40 (Old), 397 (New), Pillaiyar Koil Street, Thanipadi, Tiruvannamalai - 606601. No.7) M/s. RKB Grill Works, At, No.30, Somavarakula Street, Chengam Main Road, Tiruvannamalai - 606601. No.8) Mrs. B. Gayathiri, W/o. R.K. Baskar, No.4/40, Indira Nagar, Samudram Eri, Perumbakam Road, Tiruvannamalai - 606603. No.9) Ms. RKB Roof Builders, At, No.30/B1, Somavarakula Street, Chengam Main Road, Tiruvannamalai - 606601. No.10) Ms. RKB Traders, At, No.30, Somavarakula Street, Chengam Main Road, Tiruvannamalai - 606601. Also at, Ms. RKB Traders, At, 30B/01, Rajarajan Street, Tiruvannamalai - 606601.

Note : 1) That our 172-Tiruvannamalai Branch has also extended Financial Assistance (SECURED OD WITHOUT DP : 512120020003856) dated 18-02-2015 requested by No.7 of you represented by No. 2 of you as Proprietor for which Nos.2 & 4 of you stood as Co-obligants and Nos. 2 & 3 of you stood as Guarantors for the facility for a total amount of **Rs. 20,00,000/-** at a ROI of 11.25%. The same has been also classified as **NPA on 26-05-2015** and the outstanding balance as on 25-03-2025 is **Rs. 30,02,420/-** plus further interest and penal interest of 2.00% with monthly rests to be charged from 26-03-2025 till the date of realization.

2) That our 172-Tiruvannamalai Branch has also extended Financial Assistance (CREDIT CARD AGAINST LOAN : 512120020027802) dated 19-11-2018 requested by No.7 of you for the facility for a Total Amount of **Rs.1,00,000/-** at a ROI of 14% and the balance outstanding as on 25-03-2025 is **Rs.95,281/-**.

3) That our 172-Tiruvannamalai Branch has also extended Financial Assistance (EMERGENCY CREDIT LINE SCH: 501812080071265) dated 02-07-2020 requested by No.7 of you represented by No. 2 of you as Proprietor for which Nos.2 & 8 of you stood as Co-obligants and Nos. 2 & 3 of you stood as Guarantors for the facility for a total amount of **Rs. 4,00,000/-** at a ROI of 9.25% and the balance outstanding as on 25-03-2025 is **Rs. 5,34,889/-**.

4) That our 172-Tiruvannamalai Branch has also extended Financial Assistance (CUB OSL SPECIAL-BR : 501812080079801) dated 02-07-2021 requested by No.1 of you represented by Nos. 2, 3, 4 & 5 & 6 of you as Partners for which Nos.2, 3, 4, 5 & 6 of you stood as Co-obligants and Nos. 2 & 3 of you stood as Guarantors for the facility for a total amount of **Rs. 32,00,000/-** at a ROI of 14%. The same has been also classified as **NPA on 29-01-2022** and the outstanding balance as on 25-03-2025 is **Rs. 26,10,377/-** plus further interest and penal interest of 2.00% with monthly rests to be charged from 26-03-2025 till the date of realization.

Immovable Properties Mortgaged to our Bank

SCHEDULE - B : (Property Owned by Mr. R.K. Baskar, S/o. Kannayiram & Mr. R.K. Balamurugan, S/o. Kannayiram)

Tiruvannamalai Registration District, Tiruvannamalai Sub-Registration District-I, Tiruvannamalai Town, 4th Ward, 35th Block, T.S.No.1883/1, 1886/1D, situated to the South of: Rathinam's Share, North of: Palanis Share, West of: Thangavel Vagaira's Land, East of: Vedi Chettiar Vagaira's Land in between measuring : 0.33 Cents.

Tiruvannamalai Registration District, Tiruvannamalai Sub-Registration District-I, Tiruvannamalai Town, 4th Ward, 35th Block, T.S.No.1886/1A1, South of: 4 ft. Common Lane, North of: Street, East of: Rathinam's Share of Vacant Site, West of: Palani's House in between measuring : East to West 28 ft. on the Northern Side, 31½ ft. on the Southern Side, North to South 17 ft. Totally Measuring : 506 sq.ft, a Vacant Site.

Tiruvannamalai Registration District, Tiruvannamalai Sub-Registration District-I, Tiruvannamalai Town, 4th Ward, 35th Block, In the above T.S.No.1886/1A1, Situated to the South of: Rathinam, Dhanapal, Palani and Kannayiram Vagaira's Vacant Site, South of: Rajendran Vagaira's Site, West of: Palani Vacant Site, East of: Samudram Main Road in between measuring : East to West 85½ ft, North to South 4 ft. on Western Side, 4½ ft. the Eastern Side, Totally measuring 375 sq.ft, a Common Lane in which 1/3rd Share.

Tiruvannamalai Registration District, Tiruvannamalai Sub-Registration District-I, Tiruvannamalai Town, 4th Ward, 35th Block, T.S.No.1883/2A, a well in which 1/15 Share including 5 H.P. Electric Motor, Pumpset, S.C.No.11998 with the Deposits thereon in which 1/15 Share and the well mound measuring 0.14% Cents.

Reserve Price : Rs.1,75,00,000/-
(Rupees One Crore Seventy Five Lakh only)

SCHEDULE - C : (Property Owned by Mr. R.K. Baskar, S/o. Kannayiram & Mr. R.K. Balamurugan, S/o. Kannayiram)

Tiruvannamalai Registration District, Tiruvannamalai Sub-Registration District-I, Savalpondi Village, Dry, S.No.34/1A, 34/1B, out of Ac.1.74, out of the Eastern Ac.0.87 Cents, West of: the land alienated by Basheer, East of: Mani's Share of land, South of: Odai, North of: the pathway and Channel in between measuring 0.65 Cents.

Reserve Price : Rs.1,75,00,000/-
(Rupees One Crore Seventy Five Lakh only)

SCHEDULE - D : (Property Owned by Mr. R.K. Baskar, S/o. Kannayiram & Mr. R.K. Balamurugan, S/o. Kannayiram)

Tiruvannamalai District, Tiruvannamalai Registration District, Tiruvannamalai Joint Sub-District-I, Tiruvannamalai Taluk, in Savalpondi Village, M. Basheer Garden in West, Survey No.34/4, a Vacant Site measuring : East-West 60 feet, North-South on the Eastern Side 25 feet, on the Western Side 20 feet in all measuring 1,350 square feet of Vacant Site, a House Plot No.118 (on the Western Side). As per Sub-Division New S.No.34/6, Boundaries : East of: Survey No.34/1B, West of: Plot No.118 (on the Eastern Side) retained by Power Agent Shamsudeen, North of: Panchayat Road and South of: Odai, Total = 1,350 square feet.

Reserve Price : Rs.5,00,000/-
(Rupees Five Lakh only)

RE-AUCTION DETAILS

Date of Re-Tender-cum-Auction Sale	Venue
23-04-2025	City Union Bank Limited, Tiruvannamalai Branch, No.3, South Othavadai Street, Tiruvannamalai - 606601. Telephone No.04175-223456, Cell No.9344101097.

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, Tiruvannamalai Branch, No.3, South Othavadai Street, Tiruvannamalai - 606601.** (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.04175-223456, Cell No.9344101097.** (5) The property/ies are sold on "As-is-where-is", "As-is-what-is" and "whatever-ther 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 : 26-03-2025

Authorised Officer

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

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