



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.2,20,13,675/- (Rupees Two Crore Twenty Lakh Thirteen Thousand Six Hundred and Seventy Five 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. SPRR Power Solutions, New No. 7, Old No. 67, Kalamagal Nagar, 3rd Main Road, Ekattuthangal, Chennai - 600032. Also at, M/s. SPRR Power Solutions, Plot No. 19, Door No.10, 3rd Street, Nethaji Ashok Nagar, Chennai - 600083. No.2) Mr. M. Murugesan, S/o. Muthu, AP1710, 103rd Street, 14th Sector, KK Nagar, Chennai - 600078. Also at, Mr. M. Murugesan, S/o. Muthu, Flat No.1, Thamarai Street, Chakrapani, Gerugambakkam, Chennai - 600122. No.3) Mrs. M. Malarvizhi, W/o. Murugesan, AP1710, 103rd Street, 14th Sector, KK Nagar, Chennai - 600078. No.4) Mr. S. Govindan, S/o. Sundarraj, D.No. 5/309A, Chinnakkannu Nagar, Nagamalai, Pudukottai, Madurai. No.5) M/s. GPS Power Systems, Plot No. 19, Door No. 10, 1st Floor, Nethaji Nagar, Ashok Nagar, Chennai - 600083. No.6) Mr. Saravanan Ganesan, S/o. Ganesan, D.No. 3/1749, PTR Nagar, Ilamanur Post, Ilamanur, Madurai - 625001. Also at, Mr. Saravanan Ganesan, S/o. Ganesan, No. 3/1494, Kalmedu, Sakimangalam 2 Bit, Madurai - 625201. No.7) Mrs. Prabha Boominathan, W/o. Boominathan, 5/309A, Chekkadi Street, Chinnakkannu Nagar, Nagamalai, Madurai - 625019. No.8) Mrs. V. Sujatha, W/o. Veerapathiran, D.No. 3/1494, PTR Nagar, 3rd Ward, Ilamanur, Madurai - 625201.**

Notes: 1) That our **067 - Chennai - Chinmaya Nagar Branch** has also extended financial assistance (CUB OSL SPECIAL-BR:501812080055584) dated **10-09-2019** requested by No.1 of you represented by Nos. 2 and 3 of you as Partners for which Nos.2 and 3 of you stood as Co-obligants and Nos. 2, 3 and 4 of you stood as Guarantors for the facility for a total amount of **Rs. 10,00,000/-** at a ROI of 14.5%. The same has been also classified as **NPA on 26-11-2020** and the outstanding balance as on **25-03-2025** is **Rs.21,37,187/-** 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 **067 - Chennai - Chinmaya Nagar Branch** has also extended financial assistance (CREDIT CARD AGAINST LOAN:512120020019175) dated **09-02-2018** requested by No.2 of you for the facility for a total amount of **Rs. 1,00,000/-** at a ROI of 18%. The same has been also classified as **NPA on 17-11-2020** and the outstanding balance as on **25-03-2025** is **Rs.2,03,227/-** 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. S. Govindan, S/o. Sundarraj)

All that piece and parcel of land and building bearing Door No. 5/309A, Chinnakkannu Nagar, Nagamalai Pudukottai, Madurai - 625019, land measuring to an extent of 1,468 Sq.ft. (1,330 Sq.ft. + 138 Sq.ft.) + ½ undivided share of Land in 460 Sq.ft. and building measuring to an extent of 864 Sq.ft. (602 sq.ft. in Ground Floor + 202 Sq.ft. in First Floor) comprised in S.No. 89/6 as per Patta No. 3183, New S.No. 89/6C in Vilacher Village, Madurai Taluk, Madurai District and within the Registration District of Madurai and Sub-Registration District of Thiruparankundram and bounded on the (1,330 Sq.ft.), North by : Plot owned by Muthurasan : 35 ft., South by : Plot owned by P Selvi : 35 ft., East by : Pathway of Govindan : 38 ft., West by : Plot owned by Rakayee Ammal : 38 ft. and bounded on the (138 Sq.ft.), North by : Plot owned by Govindan : 46 ft., South by : 20 ft. Road : 46 ft., East by : Plot owned by Ganesan : 3 ft., West by : Plot owned by Rakayee Ammal : 3 ft. and bounded on the (½ Share in 460 Sq.ft.), North by : Plot owned by Govindan : 10 ft., South by : 20 ft. Road : 10 ft., East by : Plot owned by Selvi : 46 ft., West by : Plot owned by Rakayee Ammal : 46 ft.

Reserve Price : Rs.27,00,000/-

(Rupees Twenty Seven Lakh only)

Schedule - F : (Property Owned by Mr. M. Murugesan, S/o. Muthu)

Item No. 2 : All that piece and parcel of land and building bearing Door No. 5/309B, Chinnakkannu Nagar, Nagamalai Pudukottai, Madurai - 625019, land measuring to an extent of 1,012 Sq.ft. (792 Sq.ft. + 220 Sq.ft.) + ½ undivided Share of Land in 460 Sq.ft. and building measuring to an extent of 390 Sq.ft. comprised in S.No. 89/6 as per Patta No. 3183, New S.No. 89/6C in Vilacher Village, Madurai Taluk, Madurai District and within the Registration District of Madurai and Sub-Registration District of Thiruparankundram and bounded on the (792 Sq.ft.) : North by : Plot owned by Govindan : 22 ft., South by : 20 ft. Road : 22 ft., East by : 10 ft. Common Pathway : 36 ft., West by : Pathway owned by Govindan : 36 ft., bounded on the (220 Sq.ft.) : North by : Plot owned by Govindan : 22 ft., South by : House owned by Ganesan : 22 ft., East by : 10 ft. common Pathway : 10 ft. West by : Pathway owned by Govindan : 10 ft. bounded on the (½ Share in 460 Sq.ft.), North by : Plot owned by Govindan : 10 ft., South by : 20 ft. Road : 10 ft., East by : Plot owned by Selvi : 46 ft., West by : Plot owned by Murugesan : 46 ft.

Reserve Price : Rs.17,00,000/-

(Rupees Seventeen Lakh only)

RE-AUCTION DETAILS

Date of Re-Tender-cum-Auction Sale	Venue
23-04-2025	City Union Bank Limited, Madurai Main Branch, No.82 A, Tamil Sangam Road, Madurai, Tamilnadu - 625001 Telephone No.0452-2348886, Cell No.9344114746

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, Madurai Main Branch, No.82 A, Tamil Sangam Road, Madurai, Tamilnadu - 625001.** (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.0452-2348886, Cell No.9344114746.** (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 : 28-03-2025

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

Size : 16 x 16 cm.