



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 respective property/ies mortgaged/hypothecated to City Union Bank Limited and Karur Vysya Bank Ltd. will be sold in Re-Tender-cum-Public Auction by the Authorised Officer of the City Union Bank Limited, under Rule 8 (6) & 9 of the Security Interest (Enforcement) Rules, 2002, under the SARFAESI Act, 2002, read with section 52(1)(f) of INSOLVENCY AND BANKRUPTCY CODE, 2016 for recovery of a sum of Rs.1,32,23,22,341/- (Rupees One Hundred and Thirty Two Crore Twenty Three Lakh Twenty Two Thousand Three Hundred and Forty One only) as on 22-06-2025 together with further interest to be charged from 23-06-2025 onwards, other expenses and any other dues to the City Union Bank Limited and Rs. 48,86,62,223.64 (Rupees Forty Eight Crore Eighty Six Lakh Sixty Two Thousand Two Hundred and Twenty Three and Paise Sixty Four only) as on 20-08-2023 together with further interest to be charged from 21-08-2023 onwards, other expenses and any other dues to the Karur Vysya Bank Ltd. by the borrowers/guarantors (No.1) M/s. Saraswati Udyog India Limited (In Liquidation), No.32, Thirunagar Colony, Erode - 638003. Also At, M/s. Saraswati Udyog India Limited (In Liquidation), Thidumal Road, Kabilarmalai, Paramathivelur Taluk, Namakkal - 637204 & the Guarantors. No.2) Mr. B. Mohan, S/o. Mr. M. Balusamy, No.32, Thirunagar Colony, Erode - 638003. No.3) Mr. R. Radha, S/o. Mr. D.M. Ramalingam, Sri Raja Rajeswari Bhavanam, OA-13, 7th Street, Rajiv Nagar, Kumaresapuram, Thiruchengode - 637211. No.4) Mrs. Shanthi Mohan, W/o. Mr. B. Mohan, No.32, Thirunagar Colony, Erode - 638003. No.5) Mrs. Kavitha Anand, W/o. Mr. B. Anandhan, No.32, Thirunagar Colony, Erode - 638003. No.6) Mr. B. Anandhan, S/o. Mr. M. Balusamy, No.32, Thirunagar Colony, Erode - 638003. No.7) Mr. R.R. Prasad, S/o. Mr. R. Radha, Sri Raja Rajeswari Bhavanam, OA-13, 7th Street, Rajiv Nagar, Kumaresapuram, Thiruchengode - 637211.

Schedule of Properties

Schedule - A

(Description of Immoveable Properties

Owned by M/s.Saraswati Udyog India Limited (In Liquidation)

Under Paripassu Charge with City Union Bank Limited and Karur Vysya Bank Ltd.)

Namakkal Registration District, Paramathi Sub-Registration District, Paramathi Velur Taluk, Kabilakuruchi Village, Survey No.221/9, Punjai Hectare 1.08.0, Extent Acre 2.20, Kist Rs.3.35, Survey No.221/9, Punjai Hectare 1.08.0, Extent Acre 0.48, Kist Rs.3.35, Survey No.221/6, Punjai Hectare 0.62.0, Extent Acre 1.53, Kist Rs.1.90, Survey No.22, Punjai Hectare 0.02.5, Extent Acre 0.06, Kist Rs.0.10, Survey No.22/15, Punjai Hectare 0.35.0, Extent Acre 0.86, Kist Rs.1.10, Survey No.22/12, Punjai Hectare 0.49.0, Extent Acre 1.21, Kist Rs.1.50, Survey No.22/18, Punjai Hectare 0.61.0, Punjai Acre 1.51, Kist Rs.1.90, Survey No.22/24A, Punjai Hectare 0.26.0, Extent Acre 0.64, Kist Rs.0.80, Survey No.22/2B, Punjai Hectare 0.28.5, Extent Acre 0.70, Kist Rs.0.90, Survey No.22/21H, Punjai Hectare 0.08.0, Extent Acre 0.20, Kist Rs.0.25, Survey No.22/11, Punjai Hectare 0.07.5, Extent Acre 0.19, Kist Rs.0.25, Survey No.22/04, Punjai Hectare 0.67.5, Extent Acre 0.83%, Kist Rs.2.10, (Half Share of Total extent 1.67 Acres) Survey No.22/13, Punjai Hectare 0.02.0, Extent Acre 1.05, Kist Rs.0.05, Survey No.22/1G, Punjai Hectare 0.42.5, Extent Acre 1.05, Kist Rs.1.30, Survey No.22/17, Punjai Hectare 0.86.0, Extent Acre 1.63, Kist Rs.2.05, Survey No.22/11, Punjai Hectare 0.72.0, Extent Acre 1.78, Kist Rs.2.20, Total -14.92% Acres of lands and factory buildings constructed thereon with all pathway and easement rights and these property situated within Kabilarmalai Union Limits.

Schedule - J

(Description of Immoveable Properties owned by M/s.Saraswati Udyog India Limited (In Liquidation) Mortgaged to City Union Bank Limited)

Item No.V : 1) In Namakkal Registration District, Paramathi Sub-Registration District, Kabilakuruchi Village, SF No.218/10B, Punjai Hectare 0.02.5, Punjai Acre 0.06, Tharam Rs.0.10, SF No.218/13A, Punjai Hectare 0.05.0, Punjai Acre 0.12% Tharam Rs.0.15, SF No.218/5, Punjai Hectare 0.12.5, Punjai Acre 0.30%, Tharam Rs.0.40, SF No.218/6A, Punjai Hectare 0.07.0, Punjai Acre 0.17%, Tharam Rs.0.25. The above said Four Survey Nos. measuring Punjai Acre 0.6% of lands, SF Nos.218/14, 218/13B, its Southern Side in East-West 10 feet breadth pathway S.No.218/13A with pathway and easement rights.

2) In the above mentioned Village, SF No.219/5, Punjai Hectare 0.65.5, Punjai Acre 1.61%, Tharam Rs.2.05, SF No.219/6, Punjai Hectare 0.11.5, Punjai Acre 0.28%, Tharam Rs.0.35. The above said Two Survey Nos. measuring Punjai Acre 1.90% of lands situated within the following boundaries : To the North of Other properties belonging to M/s. Saraswati Udyog India Ltd. To the South and West of properties belonging to M/s. Saraswati Udyog India Ltd and Late Varadaraja family lands, To the East of North-South Iteri Pathway leads to Periyasolipalayam Within this lands measuring Punjai Acre 1.90%.

3) In the above mentioned Village SF No.222/1L, Punjai Hectare 0.54.0, Punjai Acre 1.33%, Tharam Rs.1.65 of lands situated within the following boundaries : To the North of lands in SF No.222/1M, SF No.222/2A, To the East of lands in SF No.222/1D and SF No.222/1K, To the South of lands in SF No.222/1A, To the West of North-South road leads to Thi.Koundampalayam. Within this lands measuring Punjai Acre 1.33%.

4) SF No.222/1A, Punjai Hectare 0.05.0, Punjai Acre 0.12%, Tharam Rs.0.15 in this 3/14 Part, Punjai Acre 0.02% of lands. SF No.222/1F, Punjai Hectare 0.06.5, Punjai Acre 0.16, Tharam Rs.0.20 in this 3/14 Part, of total lands measuring Punjai Acre 0.03% lands with all pathway and easement rights and 3/14 share right in the existing Well. All the above mentioned properties lies within Kabilarmalai Panchayat, Kabilar Kuruchi Union. With all pathway and easement rights.

Item No.VI : In Namakkal Registration District, Paramathi Sub-Registration District, Kabilakuruchi Village, SF No.220/2, Punjai Hectare 0.80.0, Kist Rs.2.50, Punjai Acre 1.97% of land, In Kabilakuruchi Village, SF No.222/1A, Punjai Hectare 0.05.0, Kist.0.15, within this 2/14th share of Punjai Acre 0.01% of land, In Kabilakuruchi Village, SF No.222/1F, Punjai Hectare 0.06.5, Kist Rs.0.20, within this 2/14th share of Punjai Acre 0.02% of land with 2/14th share of one Well. Totally measuring Punjai Acres 2.01% Cents of lands with all pathway and easement rights. This property situated at Kabilakuruchi Urathi Mandram, Kabilarmalai Union Limit.

Item No.VII : In Namakkal Registration District, Paramathi Sub-Registration District, Kabilakuruchi Village, SF No.222/1K, Punjai Hectare 0.05.0, Tharam Rs.0.15, Punjai Acre 0.12 of Half share Punjai Acre 0.06 Cents (2616 sq. ft.) of land within this situated following boundaries : To the North and East of M/s. Saraswati Udyog Properties, To the South of

Karuppannan Land, To the West of Karuppannan Gounder land, within this Punjai Acre 0.06 Cent (2,616 sq. ft.) of House Site and then in the same Village, SF No.222/1A, Punjai Hectare.0.05.0, Punjai Acres 0.12 Cent in this 1/6th share measuring Punjai Acres 0.02 Cents of lands and then same Village, SF No.222/1F, Punjai Hectare 0.06.5, Punjai Acre 0.16 Cent, Kist Rs.0.20, 1/6th share of Punjai Acre 0.02 1/2 Cents land with 1/6 th share of one Well. And then same Village, SF No.222/1E, Punjai Hectare 0.01.0, Punjai Acre 0.02%, Kist Rs.0.06 (1,090 Sq.ft.) of lands with all pathway and easement rights.

Item No.VIII : 1) In Namakkal Registration District, Paramathi Sub-Registration District, Kabilakuruchi Village, SF No.222/1C, Punjai Hectare 0.05.0, Punjai Acre 0.02% Kist Rs.0.15, In this an extent of 1,090 sq. ft. of House Site situated following boundaries : To the North of land in SF No.222/10, To the East of land in SF No.220, To the South of land in SF No.220/1B, To the West of land in SF No.220/1D within this 0.02% Cents 1,090 sq. ft. of House Site. (2) And then same Village, SF No.222/1F, Punjai Hectare 0.06.5, Punjai Acre 0.05% Cent of land and then 1/3rd share of one well in this land. (3) And then same Village, SF No.222/1J, Punjai Hectare 0.05.0, Punjai Acre 0.12% Cents of land. Kist Rs.0.15, (4) And then same Village, SF No.222/1M, Punjai Hectare 0.05.0, Punjai Acre 0.06 Cents Kist Rs.0.15, 2616 sq. ft. of House Site situated at following boundaries : To the North of land in SF No.222/1J, To the East of land in SF No.222/1F, To the South of land in SF No.222/1L, To the West of land in SF No.222/1L within this 0.06 Cents 2,616 sq. ft. of House Site. (5) And then same Village, SF No.222/1M, Punjai Hectare 0.24.0, Punjai Acre 0.59 Cents of land Kist Rs.0.75. (6) And then same Village, SF No.220/4, Punjai Hectare 0.67.5, Punjai Acre 0.83% Cent land. Kist Rs.2.10, (7) And then same Village, SF No.222/1A, Punjai Hectare 0.04 Cents land. (8) And then same Village, SF No.222/1B, Punjai Hectare 0.01.5, Punjai Acre 0.01% Cents, Kist Rs.0.06, 545 sq. ft. of House Site situated at following boundaries : To the North of land in SF No.222/1C, To the East of land in SF No.220, To the South of East-West Common pathway, To the West of land in SF No.222/1L, within this 0.01% Cent 545 sq. ft. of House Site with all common usual rights etc., All this property situated at Kabilarmalai Union Kabilakuruchi Urachimandram Limit with all pathway and easement rights.

Item No.IX : In Namakkal Registration District, Paramathi Sub-Registration District, Kabilakuruchi Village, SF No.220/1, Punjai Hectare 0.94.5, Kist Rs.2.95, Punjai Acre 2.33 Cents of land. In Namakkal Registration District, Paramathi Sub-Registration District, Kabilakuruchi Village, SF No.220/3, Punjai Hectare 0.69, Kist Rs.2.15, Punjai Acre 1.70 Cents of land. The above said properties totally measuring Punjai Acre 4.03 Cents of land situated at following boundaries : To the North of Chinnapaiyan and Karuppannan land in SF No.220/2,4, To the West of Karuppannan, Pappathy and others land, To the South of Kuppasamy, Karuppannan and others land, To the East of North-South Purampokku Iteri within this Punjai Acre 4.03 land and then.

In Kabilakuruchi Village, SF No.222/1D, Punjai Hectare 0.17.0, Tharam Rs.0.55, Punjai Acre 0.41 Cents of land situated following boundaries : To the North of common well land in SF No.222/1F, To the West of Gurusamy land and lands in SF No.222/1, 1K, 1E, To the South of Karuppannan and others land, To the East of land in SF No.220/3 within this Punjai Acre 0.41 Cents of land. In Kabilakuruchi Village, SF No.222/1A, Punjai Hectare 0.05.0, Kist Rs.0.15, Punjai Acre 0.12 Cents of common pathway, in this 1/3rd share of Punjai Acre 0.04 Cents of land. In Kabilakuruchi Village, SF No.222/1F, Punjai Hectare 0.06.5, Kist Rs.0.20, Punjai Acre 0.16 Cents with one well in this common 1/3 rd share measuring Punjai Acres 0.05% Cents with all usual common rights etc., All these properties situated at Kabilarmalai Union Periyasolipalayam Panchayat Limit with all pathway and easement rights.

Reserve Price : Rs.12,50,00,000/-

(Rupees Twelve Crore Fifty Lakh only)

(For Schedule - A & Schedule - J (Item Nos.V, VI, VII, VIII & IX))

RE-AUCTION DETAILS

Date of Re-Tender-cum-Auction Sale	Venue
07-05-2026	City Union Bank Limited, Erode Branch, No.907, Panner Selvam Park, Brough Road, Erode - 638 001. Telephone No.04242-258821, Cell Nos.9364110013, 8925964900.

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, Erode Branch, No.907, Panner Selvam Park, Brough Road, Erode - 638001**. (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.04242-258821, Cell Nos.9364110013, 8925964900. (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 Physical Possession of the Immoveable Properties shall be handed over within 120 days from the date of auction/remittance of entire bid amount whichever is later. (9) 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. (10) The successful purchaser shall bear the charges/fees payable for conveyance, such as stamp duty, registration fee etc., as applicable under law. (11) 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. (12) 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 : 16-04-2026

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 25 cm.