



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

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

Sale Notice For Sale of immovable Assets Under The Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 Read with Proviso to Rule 8(6) of The Security Interest (enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s) / Guarantor (s) / Mortgagee (s), that the below described immovable / property mortgaged / charged to the City Union Bank Ltd., Physical Possession of which has been taken by the **Authorised Officer of the City Union Bank Ltd.**, Secured Creditor, will be sold on "As is where is", "As is what is", "Whatever there is" and "Without recourse basis" on **27-05-2026 at 01.00 p.m.** for Recovery of **Rs.4,56,36,296/- (Rupees Four Crore Fifty Six Lakh Thirty Six Thousand Two Hundred and Ninety Six only)** as on 18-01-2026, together with further interest thereon from 19-01-2026 and Other Incidental Expenses, etc. due to the Secured Creditor from

No.1) M/s. Alagiya Sunthari Venkateswari Educational Trust, Plot No.14, Shanmuganathan, Visithra Vanithallam, SKS Nagar, Uthangudi, Madurai - 625107. No.2) Mr. M. Nagalingam, S/o. Murugaiah, Plot No.14, Shanmuganathan, Visithra Vanithallam, SKS Nagar, Uthangudi, Madurai - 625107. No.3) Mrs. N. Alagiya Sunthari (Also Legal Heir of Late Shanmuganathan), W/o. M. Nagalingam, Plot No.14, Shanmuganathan, Visithra Vanithallam, SKS Nagar, Uthangudi, Madurai - 625107. No.4) Mr. K. Namasivayam, S/o. Karuppaiah Pillai, Plot No.14, Shanmuganathan, Visithra Vanithallam, SKS Nagar, Uthangudi, Madurai - 625107. No.5) Mrs. N. Venkateswari (Also Legal Heir of Late Shanmuganathan), W/o. K. Namasivayam, Plot No.14, Shanmuganathan, Visithra Vanithallam, SKS Nagar, Uthangudi, Madurai - 625107. No.6) Mrs. S. Vishithra Vanitha (Also Legal Heir of Late Shanmuganathan), W/o. Late Shanmuganathan, Plot No.14, Shanmuganathan, Visithra Vanithallam, SKS Nagar, Uthangudi, Madurai - 625107. No.7) Mr. Senthilnathan (Legal Heir of Late Shanmuganathan), S/o. Late Shanmuganathan, Plot No.14, Shanmuganathan, Visithra Vanithallam, SKS Nagar, Uthangudi, Madurai - 625107. No.8) Ms. Saranya, D/o. M. Nagalingam, Plot No.14, Shanmuganathan, Visithra Vanithallam, SKS Nagar, Uthangudi, Madurai - 625107. No.9) Ms. Sangeetha, D/o. M. Nagalingam, Plot No.14, Shanmuganathan, Visithra Vanithallam, SKS Nagar, Uthangudi, Madurai - 625107. No.10) Ms. Subbalakshmi, D/o. M. Nagalingam, Plot No.14, Shanmuganathan, Visithra Vanithallam, SKS Nagar, Uthangudi, Madurai - 625107. No.11) Mr. N. Ganesh, S/o. K. Namasivayam, Plot No.14, Shanmuganathan, Visithra Vanithallam, SKS Nagar, Uthangudi, Madurai - 625107. No.12) Mr. N. Ramesh, S/o. K. Namasivayam, Plot No.14, Shanmuganathan, Visithra Vanithallam, SKS Nagar, Uthangudi, Madurai - 625107.

The Sale is proposed to be conducted through "Swiss Challenge Method", based on an existing offer from a prospective bidder who is designated as Anchor Bidder for the above reserve price. Further bids are invited in challenging the Anchor Bidder with an incremental amount mentioned below. The Anchor Bidder (Original Offeror) does have a right to match the same. However, the challenging bidder does not have the second chance to re-challenge the Anchor Bidder. In case, if the original offeror (Anchor Bidder) fails to match the highest bid made by the challenging bidder, the property will be sold to the Challenging highest bidder.

Date of Inspection : 26-05-2026 (working days only) between 11.00 a.m. to 04.00 p.m.

Last Date for submission of Bid & EMD : 27-05-2026 by 12.00 Noon

Place of Auction : City Union Bank Limited, Madurai-S S Colony Branch, No.1, Kannadasan Main Street (Opp. to Vajra Apartment), S S Colony, Madurai - 625010.

The Reserve Price will be Rs.14,00,00,000/- (Rupees Fourteen Crore only).

The Earnest Money Deposit will be Rs.1,40,00,000/- (Rupees One Crore Forty Lakh only). (10% only).

Incremental Amount : Rs. 10,00,000/- (Rupees Ten Lakh only)

Immovable Properties Mortgaged to our Bank

Schedule - A

(Property Owned by M/s. Alagiya Sunthari Venkateswari Educational Trust)

Item No.1 : Madurai District, Madurai Sub-District, Madurai South Registration District, Madurai Taluk, Village No.73, Nedungulam Village an extent of Eastern 1 Acre 19 Cents, out of 4 Acre, 88 Cents of Punja Lands in S.No.77/3 now Survey No.77/3-F in UDR Patta No.134 Hectare 0.48.5 of Punja Land within the following boundaries : North : Kalankarai in S.No.76 and Pathway, East : 2nd Item of Land and Punja Land in S.No.70/1-A and Punja Land of Muthukaruppa Thevar, South : Boundary of Sivaganga District Punja Land, West : Punja Lands comprised in S.No.77/3.

Item No.2 : Madurai District, Madurai Sub-District, Madurai South Registration District, Madurai South Taluk Village No.73, Nedungulam Village an extent of Western 1 Acre, 85 Cents out of 3 Acre of Punja Lands in S.No.70/1 now Survey No.70/1-A in UDR Patta No.134, Hectare 0.75.0 of Punja Land within the following boundaries : North : Punja Land belongs to Muthukaruppathevar in S.No.71, East : Punja Land belongs to Jhakir Hussain in S.No.70/1-B, South : Boundaries of Sivaganga District Punja Lands, West : 1st Item of Land and Punja Land in UDR Survey No.77/3F.

Item No.3 : Madurai District, Madurai Sub-District, Madurai South Taluk, Village No.73, Nedungulam Village an extent of Western 1 Acre, 55 Cents out of 4 Acre, 88 Cents of Punja Lands in S.No.77/3 now UDR Patta No.185 Hectare 0.12.0 in R.S.No.77/3-A and hectare 0.14.0 in R.S.No.77/3B Hectare 0.01.0 in R.S.No.77/3-G and Patta No.206 Hectare 0.50.0 in R.S.No.77/3-C of Punja Lands within the following boundaries : North : Kalankarai in S.No.76 and Pathway, East : Punja Land in UDR Survey No.77/3D, South : Boundaries of Sivaganga District Punja Lands, West : Punja Land belongs to N.A. Annamalai in S.No.77/2. Excluding an extent of 35 Cents (0.14.0 Hectare) comprised in UDR No.77/3B, Total extending of 1 Acre and 55 Cents.

Item No.4 : Madurai District , Madurai Sub-District, Madurai South Taluk, Village No.73, Nedungulam Village an extent of Center 94 Cents out of 4 Acre, 88 Cents excluding Eastern and Western of Punja Lands in S.No.77/3 now R.S.No.77/3-D in UDR Patta No.240 Hectare 0.38.0 of Punja Lands within the following boundaries : North : Kalankarai in S.No.76 and Pathway, East : Punja Land comprised in UDR Survey No.77/3E, South : Boundaries of Sivaganga District Punja Lands, West : Punja Land comprised in S.No.77/3-C.

Item No.5 : Madurai District, Madurai Sub-District, Madurai South Taluk, Village No.73, Nedungulam Village an extent of Center 84 Cents out of 4 Acre, 88 Cents excluding Western and Eastern Punja Lands in S.No.77/3 now R.S.No.77/3-E in UDR Patta No.83 Hectare 0.34.0 of Punja Lands within the following boundaries : North : Kalankarai in S.No.76 and pathway, East : Punja Land comprised in UDR Survey No.77/3-F, South : Boundaries of Sivaganga District Punja Lands, West : Punja Land comprised S.No.77/3-D.

Item No.6 : Madurai District, Madurai Sub-District, Madurai South Taluk, Village No.73, Nedungulam Village an extent of 4 Acre, 15 Cents in Old S.No.70/4 now R.S.No.70/1-B in UDR Patta No.116 Hectare 1.67.5 of Punja Lands within the following boundaries : North : Punja Land belongs to L. Muthukaruppa Thevar in R.S.No.71/2-C, East : Punja Lands comprised in R.S.Nos.70/2 and 70/1-C, South : C. Velamuni Punja Land at Sivaganga Boundary, West : Punja Land in R.S.No.70/1-A. Within the above Boundaries an extent of 4 Acres and 15 Cents of Punja Lands.

Item No.7 : Madurai District, Madurai Sub-District, Madurai South Taluk, Village No.73, Nedungulam Village an extent of 2 Acre and 65 Cents of Punja Lands in S.No.71/2-C in Patta No.46-Hectare 1.07.5 within the following boundaries : North : Punja Land of Muthuramalingam, East : Punja Land in Mukudi Kanmai Purambuke Land, South : Above said Lands, West : Road and above Punja Land. Within the above Boundaries 2 Acre 65 Cents of Punja Land. In Total Item Nos.1 to 7 Consists of 13 Acres and 17 Cents along with superstructure putup thereon.

Schedule - B

(Property Owned by M/s. Alagiya Sunthari Venkateswari Educational Trust)

All that piece and parcel of Punja Land an extent of 2 Acre, 05 Cents as detailed hereunder in Old Patta No.341, New Joint Patta No.654, Comprised in Venkateswari R.S.No.1/2-31 C (0.12.5 Ares) in R.S.No.1/3-A, 25 Cents (0.50.0 Ares) and in R.S.No.1/4-49, Cents (0.20.0 Ares) at Mukudi Village, Manamadurai Taluk, Sivaganga District, Madurai North Registration District, Madurai District Within the following Boundaries : North : Madurai South Circle Nedungulam Village Land, East : Punja Lands of Rajamani, South : Mukkudi Periya Kanmani, West : Mukkudi Periya Kanmani, Along with superstructure putup thereon.

Details of Authorised Officer : Cell No. 7695969208, Email : crmd@cityunionbank.in

For Further Details Contact : (1) The Branch Manager, Madurai-S S Colony Branch; Cell Nos.9344119556, 9344066627, 8925876331. Email : cub116@cityunionbank.in
(2) Authorised Officer: Cell No. 7695969208, Email: crmd@cityunionbank.in

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-S S Colony Branch, No.1, Kannadasan Main Street (Opp. to Vajra Apartment), S S Colony, Madurai - 625010.**
- (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 branch Cell Nos : 9344119556, 9344066627, 8925876331, 7695969208.
- (5) The property/ies are sold on "As-is-where-is", "As-is-what-is" and "whatever there is" "Without recourse" basis.
- (6) The bid price to be submitted shall be above the reserve price/ anchor bid and during the auction, bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and by minimum increase in the bid amount given in the table to the last higher bid of the bidders. The property will not be sold below the reserve price set by the Authorised Officer. The bid quoted below the reserve price shall be rejected. The bidders shall increase their bids in multiples of the amount specified in the public sale notice/Terms and condition of Sale. Unlimited extension of 10 Minutes time will be given in case of receipt of bid in last ten minutes. Ten minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of 10 minutes to the last highest bid, the auction shall be closed.
- (7) After conclusion of auction :
 - The "Anchor Bidder" will be informed of the highest bid and shall have right to match the highest bid on the same day of the Auction after being informed by the Authorised officer about the highest bid.
 - Once the "Anchor Bidder" matches the highest quote, the Anchor bidder shall be declared as successful bidder and he has to deposit 25% of the highest bid amount (inclusive of EMD) with the Bank on the same day or latest by the next day of the exercise of ROFR. In such an event the EMD submitted by other bidders will be returned forthwith. It is to be clarified that already deposited amount by the Anchor bidder would be considered towards 25% of the bid amount.
 - In the event "Anchor bidder" does not wish to increase his offer by matching the highest bid, the highest bidder shall be declared as successful bidder and he shall have to deposit 25% of the bid amount (inclusive of EMD amount) as per the terms of notice, failing which the EMD deposited by him will be forfeited.
 - In case the successful bidder fails to deposit the balance 75% of bid amount within 15 days from the date of confirmation of sale, the initial deposit made by the bidder shall be forfeited by the Authorised Officer without any notice.
 - The successful bidder would bear the charges/ fees payable for conveyance such as Stamp duty, Registration fee, etc. & Taxes as applicable as per law.
 - The Authorised Officer will not be held responsible for any charge, lien, encumbrance, property tax or any other dues/ Taxes to the Govt. or anybody in respect of the property under Sale.
 - The Authorised Officer has the absolute right to accept or reject the bid or adjourn/postpone the sale without assigning any reason therefor.
 - (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 bidder should pay the statutory dues TDS, GST if any, due to Government, Government undertaking and local bodies.
 - (10) 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.

For Detailed Terms & Conditions of the Auction Sale, Please refer to the link provided on City Union Bank Ltd., Website: <https://www.cityunionbank.bank.in>

Place : Kumbakonam

Date : 04-05-2026

Authorised Officer

City Union Bank

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.