





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

TENDER-CUM-AUCTION SALE NOTICE UNDER SARFAESI ACT 2002

The following property/ies mortgaged to **City Union Bank Limited** will be sold in 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.22,28,930/- (Rupees Twenty Two Lakh Twenty Eight Thousand Nine Hundred and Thirty only)** as on 13-05-2025 together with further interest to be charged from 14-05-2025 onwards and other expenses, any other dues to the Bank by the borrowers / guarantors **No.1) M/s. Sree Venkatraman Wood Industry, No.16, Kamaraj Colony, II Street, Chennai - 600024. No.2) Mrs. Lalitha J, W/o. Mr. Venkateshwaralu, No.19/16, B Block, Shree Apartments, 7th Main Road, RA Puram, Chennai - 600028. Also at: Mrs. Lalitha J, W/o. Mr. Venkateshwaralu, No.25/3, Chowdry Villa Canal Bank, Chennai - 600028. No.3) Mr. J. Venkateshwaralu, S/o. Late Ankaiah, No.19/16, B Block, Shree Apartments, 7th Main Road, RA Puram, Chennai - 600028. Also at: Mr. J. Venkateshwaralu, S/o. Late Ankaiah, No.25/3, Chowdry Villa Canal Bank, Chennai - 600028. No.4) M/s. Sri Venkatesarama Timber Depot, No.37, Palayakarn Street, Kodambakkam, Chennai - 600024. No.5) M/s. Hindustan Trading Corporation, No.16, Ground Floor, Kamaraj Colony, Chennai - 600024.**

Note : That our 130-Chennai-Ashok Nagar Branch has also extended Financial Assistance (OLCC : 51212020008085) dated 24-12-2021 requested by No.5 of you represented by No.3 of you as Proprietor for which Nos.2 & 3 of you stood as Co-obligants and Nos. 2 & 3 of you stood as Guarantors for the facility for a total amount of **Rs. 35,00,000/-** at a ROI of 11% and the outstanding balance as on 13-05-2025 is **Rs.35,52,347/-** plus further interest and penal interest of 2.00% with monthly rests to be charged from 14-05-2025 till the date of realization.

Immovable Properties Mortgaged to our Bank

Schedule - A : (Property Owned by Mrs. Lalitha J, W/o. Mr. Venkateshwaralu)

All that piece and portion of Flat No.C on the 8th Floor with super built-up-area of 930 Sq. Ft. in Tower 11 together with a covered Car Park of the Building known as "LOTUS POND" together with an undivided share of land measuring 352.31 Sq. Ft. out of the total extent of 4,37,477 Sq. Ft. of land comprised in Survey Nos. 1274/2B, 1274/2C, 1274/2D, 1274/1, 1264, 1265, 1269/1, 1395C/5B, 1273/3, 1395C/5A, 1273/2 & 1273/1, No.46, Thaiyur B Village, Thirupur Panchayat Union, Chengalpattu Taluk, Kancheepuram District and the land bounded on the : For Survey Nos. 1274/2B, 2C & 2D : North by : Survey No.1275, South by : Survey No.1264, East by : Survey No.1274/1, West by : Survey No.1274/2A. (1) For S.Nos. 1274/1, 1264, 1265 & 1269/1 : North by : Survey Nos.1274/2A, 1274/2D & 1275, South by : Survey Nos.1268 & 1266, East by : Survey Nos.1273, 1272 & 1269/2, West by : Survey Nos.1261, 1274/2B & 1274/2D. (2) For Survey No.1395/C5 : North by : Property owned by Thomas Kurian, South by : Survey No.1395, East by : Old Mahabalipuram Road, West by : Property owned by Primal C Thomas. (3) For Survey No.1273 : North by : Property Common Passage, South by : Survey No.1395, East by : Property owned by Thomas Kurian & MAAnthony, West by : Property owned by A. Laalichan & AK Thilakan. 4) For Survey No.1395/C5 : North by : Private Common Passage, South by : Property owned by Purchaser, East by : Old Mahabalipuram Road, West by : Property owned by Primal C Thomas. 5) For Survey No.1273 : North by : Property owned by Mr. A. Laalichan, South by : Survey No.1395, East by : Property Owned by Primal C Thomas, West by : Survey No.1275. 6) For Survey No.1273 : North by : Private Common Passage, South by : Property Owned by A K Thilakan, East by : Property Owned by Primal C Thomas, West by : Survey No.1275. Situated with the Registration on District of Chengalpattu and Sub-Registration District of Thiruppur.

Reserve Price : Rs.25,00,000/-

(Rupees Twenty Five Lakh only)

Schedule - B : (Property Owned by Mrs. Lalitha J, W/o. Mr. Venkateshwaralu)

All that Piece and Portion of Flat No.D on the 7th Floor With Super Built-up-area of 420 Sq. ft. in Tower 9 together with a Covered Car Park of the Building Known as INFINTI together with an Undivided Share of land Measuring 212.66 Sq. ft. out of the total extent of 23,173.58 sq. ft. of land Comprised in Survey No.T.S.No.308/2 as per Patta S.No.308/44, No.54, Chennai Bangalore Highway, Chettipadu, Thandalam Post, Sriperumbudur Taluk, Kancheepuram District and the land bounded on the : 1) For Survey No.308/2 Part, Present Survey No.308/45 : North by : Road & Land Belonging to M/s. VGP Housing P Ltd., South by : Road, East by : Village Road, Survey No. 316 and Panchayat School : West by : Land Belonging to M/s. VGP Housing P Ltd, (2) For Survey No.308/2 Part, Present Survey No.308/46 : North by : 40 Feet Road, South by : Road, East by : Land Belonging to Mr. Praveen Kumar P Jain & Others, West by : 60 Feet Road, (3) For Survey No.308/2 Part, Present Survey No.308/44 : North by : Survey

No.308/2A2, South by : Land Belonging to Mr. Praveen Kumar P Jain & Others, East by : Road and Survey No.316, West by : 40 Feet Road, Situated with the Registration on District of Chengalpattu and Sub-Registration District of Sriperumbuthur.

Reserve Price : Rs.15,00,000/-

(Rupees Fifteen Lakh only)

Schedule - C : (Property Owned by Mr. J. Venkateshwaralu, S/o. Late Ankaiah)

All that piece and portion of Flat No.C on the 5th Floor with super built-up-area of 1,143 Sq. Ft. in Tower 2 together with a covered Car Park of the Building known as "LOTUS POND" together with an undivided share of land measuring 433 Sq. Ft. out of the total extent of 4,37,477 Sq. Ft. of land comprised in Survey Nos.1274/2B, 1274/2C, 1274/2D, 1274/1, 1264, 1265, 1269/1, 1395C/5B, 1273/3, 1395C/5A, 1273/2 & 1273/1, No.46, Thaiyur B Village, Thirupur Panchayat Union, Chengalpattu Taluk, Kancheepuram District and the land bounded on the For Survey Nos.1274/2B, 2C & 2D : North by : Survey No.1275, South by : Survey No.1264, East by : Survey No.1274/1, West by : Survey No.1274/2A, (1) For S.Nos.1274/1, 1264, 1265 & 1269/1 : North by : Survey Nos.1274/2A, 1274/2D & 1275, South by : Survey Nos.1268 & 1266, East by : Survey Nos.1273, 1272 & 1269/2, West by : Survey Nos.1261, 1274/2B & 1274/2D. (2) For Survey No.1395/C5 : North by : Property owned by Thomas Kurian, South by : Survey No.1395, East by : Old Mahabalipuram Road, West by : Property owned by Primal C Thomas. (3) For Survey No.1273 : North by : Property Common Passage, South by : Survey No.1395, East by : Property owned by Thomas Kurian & MAAnthony, West by : Property owned by A.Laalichan & AK Thilakan, (4) For Survey No.1395/C5 : North by : Private Common Passage, South by : Property owned by Purchaser, East by : Old Mahabalipuram Road, West by : Property Owned by Primal C Thomas. (5) For Survey No.1273 : North by : Property Owned by Mr. A. Laalichan, South by : Survey No.1395, East by : Property Owned by Primal C Thomas, West by : S. No.1275. (6) For S.No.1273 : North by : Private Common Passage, South by : Property Owned by A. K. Thilakan, East by : Property Owned by Primal C Thomas, West by : S. No.1275, Situated with the Registration on District of Chengalpattu and Sub-Registration District of Thiruppur.

Reserve Price : Rs.31,00,000/-

(Rupees Thirty One Lakh only)

AUCTION DETAILS

Date of Tender-cum-Auction Sale	Venue
23-06-2025	City Union Bank Limited, Chennai-Ashok Nagar Branch, No.51 (Old 12), Ashok Manasarovar, I Avenue, 100 Feet Road, Ashok Nagar, Chennai - 600083. Telephone No.044-23717171, Cell No.9382320917.

Terms and Conditions of 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, Chennai-Ashok Nagar Branch, No.51 (Old 12), Ashok Manasarovar, I Avenue, 100 Feet Road, Ashok Nagar, Chennai - 600083.** (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.044-23717171, Cell No.9382320917.** (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 : 15-05-2025

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 18 cm.