

 <div>TRUST AND EXCELLENCE SINCE 1994</div>	<div>CITY UNION BANK LIMITED</div> <div>Credit Recovery and Management Department</div> <div>Administrative Office : No. 24-B, Gandhi Nagar, Kumbakonam - 612001.</div> <div>E-Mail id : crmd@cityunionbank.in, Ph : 0435-2432322, Fax : 0435-2431746</div>	<div>Schedule - D : (Property Owned by Mr. K. Murugan, S/o. Krishna Chetty)</div> <div>Item No.1 : All that piece and parcel of land measuring an extent of 17,227 sq. ft., comprised in New Survey No.327C/25, 327C/26, 327C/26 (Part), 340/3B1 (Part), (Patta No.4302), 327C/27, 340/3B1A, 340/3B2, 341/2A2A and 341/2A2B (Patta No. 4338) Situated at No. 202 Venkatpur Village, Thiruvallur Taluk, Thiruvallur District, within the Registration District of Kancheepuram and Sub-Registration District of Manavala Nagar bounded on the North by : Poonamallee to Thiruvallur Road, South by : Vasanthammal's land, East by : Lalithammal's land (Plot No.50), West by : 20 feet Road. Item No. 2 : Residential Flat Space measuring 915 Sq. Ft. or thereabouts of super built area, (inclusive of common area) bearing Flat No. A310- the Third Floor of the storied building called Anchi Royale along with 353 sq. ft. undivided share and interest out of 17,227 sq. ft., more fully described in the Item No. 1, here above.</div> <div>₹ 33,00,000/- (Rupees Thirty Three Lakh only)</div> <div>02-06-2025 at 02.00 p.m.</div>	Size : 24 x 29 cm.
<div>RE-TENDER-CUM-AUCTION SALE NOTICE UNDER SARFAESI ACT 2002</div> <div>The following properties 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 the undermentioned security debts due to the Bank, together with further interest and other expenses, any other dues to the Bank by the borrowers / guarantors mentioned herein below :</div>			
<div>PART - 1</div> <div>Name of the Borrowers: No.1) M/s. Vimal Traders, No.5, Stringer Street, Periamet, Chennai - 600003, No.2) Mr. F. Benjamin Arockiaraj, S/o. Francis Xavier, No.70, Pinjivakkam Village, Kadambathur Post, Thiruvallur District - 602002, also at: Mr. F. Benjamin Arockiaraj, S/o. Francis Xavier, Flat No.21, Vijay Shanthi Foundation, D3, Kilpauk, Chennai - 600010, No.3) Mrs. Monica Dorthi, W/o. Benjamin Arockiaraj, No.70, Pinjivakkam Village, Kadambathur Post, Thiruvallur District - 602002, No.4) Mr. F. Jabamalai, S/o. Francis Xavier, No.70, Pinjivakkam Village, Kadambathur (Po), Thiruvallur District - 602002, No.5) Mr. P.A. Eugene Prakash, S/o. Amulraj, No.1/3, Madha Koil Street, Senthamangalam, Sripurambudur Taluk, Kancheepuram District - 602106, No.6) Mrs. T.V. Latha, W/o. Mr. Venkatesh, Abhirami West Hemier, No.25/2A, A.K. Swaminagar, 1st Street, Kollys, Chennai - 600010, Also at Mrs. T.V. Latha, W/o. Mr. Venkatesh, Flat No. D3, Fountain Square, Old No.21, New No.45, Medavakkam Tank Road, Opp. ESI Hospital, Perambur Barracks, Chennai - 600012, No.7) Mr. F. Nirmal Raj, S/o. Francis Xavier, No.70, Pinjivakkam Village, Kadambathur (Po), Thiruvallur District - 602002.</div> <div>Outstanding Liability Amount : Rs.3,47,85,012/- (Rupees Three Crore Forty Seven Lakh Eighty Five Thousand and Twelve only) as on 03-04-2025 together with further interest to be charged from 04-04-2025 onwards, other expenses and any other dues to the bank by the Borrowers / Guarantors.</div> <div>Note : 1) That our 243- Thiruvallur Branch has also extended financial assistance (CUB OSL SPECIAL-BR : 501812080060001) dated 04-01-2020 requested by No.7 of you for which No.2 of you stood as Co-obligant for the facility for a total amount of Rs.32,00,000/- at a ROI of 12.50%. The same has been also classified as NPA on 02-01-2021 and the outstanding balance as on 03-04-2025 is Rs.8,87,849/- plus further interest and penal interest of 2.00% with monthly rests to be charged from 04-04-2025 till the date of realization.</div> <div>2) That our 243- Thiruvallur Branch has also extended financial assistance (CUB OSL SPECIAL-BR:501812080047719) dated 14-01-2019 requested by No.1 of you represented by No.2 of you as Proprietor for which No.2 and 3 of you stood as Co-obligants and No.5 and 6 of you stood as Guarantors for the facility for a total amount of Rs.1,00,00,000/- at a ROI of 12.50%. The same has been also classified as NPA on 30-11-2020 and the outstanding balance as on 03-04-2025 is Rs.2,00,28,300/- plus further interest and penal interest of 2.00% with monthly rests to be charged from 04-04-2025 till the date of realization.</div> <div>3) That our 243- Thiruvallur Branch has also extended financial assistance (CUB OSL SPECIAL-BR : 501812080062997) dated 31-03-2020 requested by No.2 of you for which No.3 of you stood as Co-obligant for the facility for a total amount of Rs.15,00,000/- at a ROI of 12.50%. The same has been also classified as NPA on 28-02-2021 and the outstanding balance as on 03-04-2025 is Rs.4,57,285/- plus further interest and penal interest of 2.00% with monthly rests to be charged from 04-04-2025 till the date of realization.</div>			
<div>Description of the Immovable Properties Mortgaged to our Bank</div> <div>Schedule - A : (Properties Owned by Mrs. T.V. Latha, W/o. Mr. Venkatesh)</div> <div>All that piece and parcel of Flat No.D on the Third Floor in Block II of the storied building known as Fountain Square with 1,965 Sq.ft., of Built-up Area (inclusive of a proportionate share in common areas) together with Two Covered Car Park Spaces numbered as D3 on the still level together with 1,102.70 Sq.ft., of undivided share (being the aggregate of a 1,014.69 Sq.ft., undivided share from the land described in Item No.1 and 88.01 Sq.ft., undivided share from the land described in Items 2 as hereunder,</div> <div>Item No.1: All that piece and parcel of land of an extent of 15,633 Sq.ft., as per Title Deed (15,338 Sq.ft. as per Patta) comprised in T.S.No.40 and 60 of Block No.38, Ayyanavaram Division Purasawalkam-Perambur Taluk, Chennai, situated at No.21, Medavakkam Tank Road, Chennai and land bounded by on the:- North by: Land in T.S.Nos.2 and the land described in Item 2 below, South by: Land in T.S.Nos.3, 614 and 612, East by: Chengavaraya Maistry Street and the land described in Item 2 below and West by: Land gifted to CMDA and land in T.S.No.3 Part within the Registration District of Central Chennai and Sub-Registration District of Anna Nagar.</div> <div>Item No.2: All that piece and parcel of land of an extent of 1,356 Sq.ft., comprised in Old T.S. No.59, New T.S.No.59/1 of Block No.38, Ayyanavaram situated at Old No.47, New No.58, Chengavarayan II Lane, Ramalingapuram, Chennai - 600012, Bounded by:- North by: Land belonging to P.K. Raman and T.S.No.8/10, South by: Land described in Item 1 above, East by: Chengavarayan II Lane, West by: Property belonging to Moonpur Church, Land in T.S.No.2 and the land described in Item 1 above within the Registration District of Central Chennai and Sub-Registration District of Anna Nagar.</div>	<div>Reserve Price</div> <div>₹ 1,90,00,000/- (Rupees One Crore Ninety Lakh only)</div>	<div>Date & Time of Auction</div> <div>02-06-2025 at 01.00 p.m.</div>	
<div>Description of the Immovable Properties Mortgaged to our Bank</div> <div>Schedule - B : (Property Owned by Mrs. T.V. Latha, W/o. Mr. Venkatesh)</div> <div>All that piece and parcel of Superstructure together with land admeasuring 1,068 Sq.ft., bearing Door No.3, Stringers Street, 2nd Lane, Sadasiva Nagar, comprised in Block No.17, R.S.No. 691/104, situated at Vepery Village, Fort-Tondiarpet Taluk within the limits of Chennai Corporation, Bounded on the:- North by: House and Ground of Kathirvelu, South by: House and Ground of Selvaraj, East by: Stringers Street 2nd Lane and West by: R.S.No.691/113, within the Registration District of Central Chennai and Sub-Registration District of Periamet.</div>	<div>Reserve Price</div> <div>₹ 70,00,000/- (Rupees Seventy Lakh only)</div>	<div>Date & Time of Auction</div> <div>02-06-2025 at 01.00 p.m.</div>	
<div>Name of the Borrowers: No.1) M/s. S.K. Industries, No.184/15, Vishuvakkam Village, Kilanur Post, Thiruvallur - 602021, No.2) Mrs. M. Renuga, W/o. K. Murugan, No.68, Vishuvakkam Village, Kilanur Post, Thiruvallur - 602021, No.3) Mr. K. Murugan, S/o. Krishna Chetty, No.68, Vishuvakkam Village, Kilanur Post, Thiruvallur - 602021, Also at, Mr. K. Murugan, S/o. Krishna Chetty, No.40, Sarath Kandigai, Vishuvakkam, Thiruvallur District - 602021, No.4) Mr. M. Jaideep, S/o. K. Murugan, No.68, Vishuvakkam Village, Kilanur Post, Thiruvallur - 602021, No.5) Mr. G. Ravichandran, S/o. Gopal Naidu, Door No. 12, Nadu Street, Pillaiyar Kol Street, Kilanur Post, Thiruvallur - 602021.</div> <div>Outstanding Liability Amount : Rs.2,56,00,527/- (Rupees Two Crore Fifty Six Lakh Five Hundred and Twenty Seven only) as on 03-04-2025 together with further interest to be charged from 04-04-2025 onwards, other expenses and any other dues to the bank by the Borrowers / Guarantors.</div> <div>Notes : 1) That our 243-Thiruvallur Branch has also extended Financial Assistance (CUB OSL TERM EMI-BR : 501812080063691) dated 24-04-2020 requested by No.3 of you for which No.2 of you stood as Co-obligants for the facility for a total amount of Rs. 22,00,000/- at a ROI of 12%. The same has been also classified as NPA on 14-12-2022 and the outstanding balance as on 03-04-2025 is Rs. 26,19,654/- plus further interest and penal interest of 2.00% with monthly rests to be charged from 04-04-2025 till the date of realization.</div> <div>2) That our 243-Thiruvallur Branch has also extended Financial Assistance (CUB OSL SPECIAL-BR : 501812080091698) dated 11-08-2022 requested by No.1 of you represented by No. 2 of you as Proprietor for which Nos.2 & 3 of you stood as co-obligant and No. 3 of you stood as guarantor for the facility for a total amount of Rs. 10,00,000/- at a ROI of 13.75%. The same has been also classified as NPA on 13-12-2022 and the outstanding balance as on 03-04-2025 is Rs.8,91,719/- plus further interest and penal interest of 2.00% with monthly rests to be charged from 04-04-2025 till the date of realization.</div>	<div>Reserve Price</div> <div>₹ 34,00,000/- (Rupees Thirty Four Lakh only)</div>	<div>Date & Time of Auction</div> <div>02-06-2025 at 02.00 p.m.</div>	
<div>Description of the Immovable Properties Mortgaged to our Bank</div> <div>Schedule - B : (Property Owned by Mr. G. Ravichandran, S/o. Gopal Naidu)</div> <div>All that Piece and Parcel of Land and Building admeasuring 12 Cents out of 28 Cents, Comprised in Survey No. 259, Sub-Division New Survey No.259/4, as per Patta No. 484 Situated at No. 29, Kilanur Village, Thiruvallur Taluk, Thiruvallur District, Within the Thiruvallur Registration District, Sub-Registration District of Thiruvallur bounded as follows : North by : 10 Feet Passage, East towards West, South by : Kodhanand Land, East by : Govindhammal Land, West by : Kilanur Road, Total - 12 Cents of Land and other Appurtenances there on,</div>	<div>Reserve Price</div> <div>₹ 35,00,000/- (Rupees Thirty Five Lakh only)</div>	<div>Date & Time of Auction</div> <div>02-06-2025 at 02.00 p.m.</div>	
<div>Description of the Immovable Properties Mortgaged to our Bank</div> <div>Schedule - C : (Property Owned by Mr. K. Murugan, S/o. Krishna Chetty)</div> <div>In Kancheepuram Registration District, Kancheepuram District and Taluk, Kancheepuram Joint Sub-Registration No. 1, No. 97, Enathur Village, Survey No. 372/2, Land layout named as "Chokkalingam Nagar", Plot No.96, an extent of 1,301 sq. ft. with existing House, Service Connection with Deposit and other appurtenances thereon and its thereabouts are as follows Boundaries on the:- North by : Plot No.3, South by : 23 feet Road, East by : Plot No. 95, West by : Survey No.375/4, Measurements : East to West - 19 feet on the Northern Side, 24 feet on the Southern Sides North to South - 60 feet on the Eastern Side, 61 feet on the Western Side in Total 1,301 Sq. Ft. of Land and Building and other appurtenances thereon. As per Present Patta No. 2388, New Survey No. 372/2A5.</div>	<div>Reserve Price</div> <div>₹ 14,00,000/- (Rupees Fourteen Lakh only)</div>	<div>Date & Time of Auction</div> <div>02-06-2025 at 02.00 p.m.</div>	
<div>Venue of Re-Tender-cum-Auction : City Union Bank Limited, Thiruvallur Branch, No.3568, Tamil Nadu Housing Board, Avadi Bye-pass Road, Kakkalur, Thiruvallur - 602001. Telephone No.044-2766636, Cell No.9344038603.</div>			
<div>Terms and Conditions of Re-Tender-cum-Auction Sale :</div> <div>(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, Thiruvallur Branch, No.3568, Tamil Nadu Housing Board, Avadi Bye-pass Road, Kakkalur, Thiruvallur - 602001. (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 for PART - 1 and on or before 01.00 p.m. for PART - 2 & on or before 02.00 p.m. for PART - 3. (4) For inspection of the property and other particulars, the intending purchaser may contact : Telephone No.044-2766636, Cell No.9344038603. (5) The properties/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. for PART - 1 and 02.00 p.m. for PART - 2 & 03.00 p.m. for PART - 3 properties 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 when 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 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.</div>			
<div>Place : Kumbakonam</div> <div>Date : 09-05-2025</div> <div>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</div> <div>Authorised Officer</div> <div>City Union Bank Ltd.</div>			

Size : 24 x 29 cm.