



CITY UNION BANK LIMITED

Credit Recovery and Management Department
Administrative Office : No. 24-B, Gandhi Nagar, Kumbakonam - 612001.
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Size : 12 x 34 cm.

RE-TENDER-CUM-AUCTION SALE NOTICE UNDER SARFAESI ACT 2002

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 :

PART - 1

Name of the Borrowers: No.1) M/s. Star HVAC Systems, No.22, Nellikuppam Main Road, Semmandalam, Cuddalore - 607001. No.2) M/s. Zenith Enterprises, No.22, VKS Complex, Semmandalam, Cuddalore - 607001. No.3) Mr. M. Krishnakumar, S/o. Manickam, No.76, Maruthi Nagar, Nellikuppam - 607105. No.4) Mr. R. Meganathan, S/o. T. Rajasekaran, Plot No.144, Ram Nagar, Kondur, Cuddalore - 607001. No.5) Mrs. K. Deepa, W/o. M. Krishnakumar, Plot No.76, Maruthi Nagar, Nellikuppam - 607105. No.6) Mrs. M. Vimala, W/o. R. Meganathan, Plot No.144, Ram Nagar, Kondur, Cuddalore - 607001.

Outstanding Liability Amount : Rs.3,20,17,776/- (Rupees Three Crore Twenty Lakh Seventeen Thousand Seven Hundred and Seventy Six only) as on 24-03-2025 together with further interest to be charged from 25-03-2025 onwards, other expenses and any other dues to the bank by the Borrowers / Guarantors.

Description of the Immovable Properties Mortgaged to our Bank	Reserve Price	Date & Time of Auction
Schedule - H : (Property Owned by Mrs. M. Vimala, W/o. R. Meganathan & Mrs. K. Deepa, W/o. M. Krishnakumar) All that piece and parcel of House Site Plots that are situated in the Registration District of Cuddalore, Sub Registration District of Nellikuppam in Cuddalore District, Panruti Taluk within Nellikuppam Municipal Limit 1) At Keezh Pattampakkam Village comprised in Ward B, Block No.26, in T.S. No. 1/2A1, to an extent of 1,2120 Hec. sq. meter equivalent to Hec. 1.215 Ares to which the corresponding Old S.No.2, out of Ac.2.45 Cents to an extent of Ac.0.90 Cents, Old S.No.3, out of Ac.7.56 Cents to an extent of Ac.2.11 Cents 2) At Mulligrampattu Village comprised in Ward No.B, Block No.13 in T.S. No.10/1 to an extent of Hec. 0.1600 Sq. meter equivalent to Hec.0.16.0 Ares to which the corresponding Old S.No.is 184/2A 3) In the same Village of Mulligrampattu Comprised in Ward No B, Block No. 13, In T.S.No.10/2 to an extent of 0.1500 Sq. meter equivalent to Hec.0.15.0 Ares to which the corresponding Old S.No is Nanja 184/2B Upon which the layout known as V.I.P. Garden has been formed upon which the Plot No.74 measurement : East to West 30 feet, South to North 50 feet to an extent of 1,500 Sq. feet equivalent to 139.53 Sq. meter. The Plot No.75 measurement : East to West 20 feet, South to North 50 feet to an extent of 1,000 Sq. feet equivalent to 93 Sq. meter. The Plot No.76 measurement : East to West 20 feet, South to North 50 feet to an extent of 1,000 Sq. feet equivalent to 93 Sq. meter. The Plot No.77 measurement : East to West 20 feet, South to North 50 feet to an extent of 1,000 Sq. feet equivalent to 93 Sq. meter. The Plot No.78 measurement : East to West 20 feet, South to North 50 feet to an extent of 1,000 Sq. feet equivalent to 93 Sq. meter. The Plot No.79 measurement : East to West 20 feet, South to North 50 feet to an extent of 1,000 Sq. feet equivalent to 93 Sq. meter. The Plot No.80 measurement : East to West 20 feet, South to North 50 feet to an extent of 1,000 Sq. feet equivalent to 93 Sq. meter and The Plot No.81 measurement : East to West 20 feet, South to North 50 feet to an extent of 1,000 Sq. feet equivalent to 93 Sq. meter in all Total extent of 8 Plots is 790.53 Sq. meter. Keezh Pattampakkam Ward B, Block 26, T.S.No.1/2A1. 8500 Sq. ft. Common Boundaries for the above Eight Plots : East of : Plot No.82 West of : Plot Nos.72 and 73, South of : Plot Nos.63 to 70 and North of : 20 feet breadth Layout 1st Main Road.	₹ 25,00,000/- (Rupees Twenty Five Lakh only)	10-06-2025 at 01.00 p.m.

Schedule - J : (Property Owned by Mr. M. Krishnakumar, S/o. Manickam & Mr. R. Meganathan, S/o. T. Rajasekaran) All that piece and parcel of a House Site Plot with super structure raised there on is situated in the Registration District of Cuddalore, Sub-Registration District Joint-1, Cuddalore Revenue Taluk within Cuddalore Municipal Limit at Vilvarayanatham Village in Shanmuga Nagar, Plot Nos. 10 and 11. Comprised in Ward No.7, Block No.43. 1) T.S.No.2358/1B out of AC.5.28981 Sq. ft. on the Southern Side in Ac.3.7086 Sq.ft. After Sub Division 2358/1B2 - Ac.2.23724 Sq.ft. 2) T.S.No.2358/2 in Ac.3.7085 Sq. ft. After Sub-Division 2358/2B Ac.2.20 Cents. Present Sub-Division 2358/2B1 Ac.1.42455 Sq. ft. 3) T.S.No.2361/1-Ac.0.10552 Sq.ft. upon which layout has been formed, in which Plot Nos.10 measuring : East to West on the Northern Side 30 feet and on the Southern Side 30 feet. South to North on the Eastern Side 59 feet and on the Western Side 53 feet. To an extent of 1,680 Sq. ft. Plot No.11, measuring : East to West on the Northern Side 35 feet and on the Southern Side 35 feet. South to North on the Eastern Side 53 feet and on the Western Side 47 feet to an extent of 1,750 sq.ft. Total extent of Plot No. 10 and 11 is 3,430 sq.ft. Boundaries : East of : Plot No.12, West of : Plot Nos.9 and 8, South of : Plot Nos 16,17 and 18 and North of : Municipal Road.	₹ 1,35,00,000/- (Rupees One Crore Thirty Five Lakh only)	10-06-2025 at 01.00 p.m.
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PART - 2

Name of the Borrowers: No.1) M/s. G.M Dayanidhi General Stores, No.14/D, Pondy Main Road, Alpet, Manjakkuppam, Cuddalore - 607001. Also at, M/s. G.M Dayanidhi General Stores, No.94, Nethaji Road, Manjakkuppam, Cuddalore - 607001. No.2) Mr. G. Dayanidhi (Also Legal Heir of Late Mrs. Mageshwari), S/o. E. Gunasekaran, No.16/5, Perumal Nagar, Gundu Uppalavadi, Cuddalore - 607002. No.3) Mrs. Manishajevaran Jeevandos, W/o. G. Dayanidhi, No.16/5, Perumal Nagar, Gundu Uppalavadi, Cuddalore - 607002. No.4) Mr. E. Gunasekaran (Also Legal Heir of Late Mrs. Mageshwari), S/o. Ezhumalai Chettiyar, No.16/5, Perumal Nagar, Gundu Uppalavadi, Cuddalore - 607002. No.5) Mr. G. Udhayaprakash (Also Legal Heir of Late Mrs. Mageshwari), S/o. E. Gunasekaran, No.16/5, Perumal Nagar, Gundu Uppalavadi, Cuddalore - 607002. No.6) Mrs. G. Hemalatha (Legal Heir of Late Mrs. Mageshwari), W/o. E. Gunasekaran, No.16/5, Perumal Nagar, Gundu Uppalavadi, Cuddalore - 607002.

Outstanding Liability Amount : Rs.98,73,193/- (Rupees Ninety Eight Lakh Seventy Three Thousand One Hundred and Ninety Three only) as on 08-04-2025 together with further interest to be charged from 09-04-2025 onwards, other expenses and any other dues to the bank by the Borrowers / Guarantors.

Description of the Immovable Property Mortgaged to our Bank	Reserve Price	Date & Time of Auction
(Property Owned by Mr. E. Gunasekaran, S/o. Ezhumalai Chettiyar) All that Piece and Parcel of Land with Building there on is Situated in the Registration District of Cuddalore, Cuddalore Joint I Sub-Registration District, Within the Limit of Cuddalore Town Municipality, Gundu Uppalavadi Village Comprised in 5th Division, Ward No.7, Block No.11, T.S.No.782/6 - 33,616 Sq.Ft.- 0.77 Cent, As per Patta New S.No.49/28 to an Extent of 2,265 Sq.Ft. - Plot No.4 - Along with the house constructed thereon (East-West Southern Side 77 Ft., Northern Side 74 Ft., South-North on Both the Sides 30 Feet). Boundaries : East of - Perumal Nagar Layout Road, West of - Samundeeshwari Ammal Land, North of - Plot No.5, South of - Plot No.3.	₹ 85,00,000/- (Rupees Eighty Five Lakh only)	10-06-2025 at 02.00 p.m.

PART - 3

Name of the Borrowers: No.1) M/s. Sri Aruna Traders, No.77, Chetty Street, Varakkalpattu, Cuddalore - 607109. No.2) Mr. A. Chandrasekaran, S/o. Arumugam Chettiar, No.77, Chetty Street, Varakkalpattu, Cuddalore - 607109. No.3) Mrs. Sinnaponnu, W/o. A. Chandrasekaran, No.77, Chetty Street, Varakkalpattu, Cuddalore - 607109.

Outstanding Liability Amount : Rs.72,95,006/- (Rupees Seventy Two Lakh Ninety Five Thousand and Six only) as on 12-05-2025 together with further interest to be charged from 13-05-2025 onwards, other expenses and any other dues to the bank by the Borrowers / Guarantors.

Description of the Immovable Property Mortgaged to our Bank	Reserve Price	Date & Time of Auction
(Property Owned by Mr. A. Chandrasekaran, S/o. Arumugam Chettiar) All that piece and parcel of land and Building superstructure put up thereon in the Registration District of Cuddalore, Sub-Registration District of Nellikuppam, Cuddalore District, Cuddalore Taluk, within Cuddalore Panchayath Union Limit at Varakkalpattu Village comprised in Punja R.S.No. 77/4C2 to an extent of 0.0478 Sq. meter corresponding Old S.No 77/4 to an extent of 0.38.0 Ares still further old S.No 226/3 out of Ac 0.90 Cents, within the boundaries : East of - Street, West of - Bangaru Reddiar's Plot, South of - Arumugam Chettiar's Plot and North of - Rangasami Naidu's Plot. In which Measuring : East to West on the Northern Side - 122 Feet, Southern Side - 132 Feet, South to North on the Western Side - 41 Feet and on the Eastern Side - 48 Feet to an Extent of 5,651½ Sq. Feet Equivalent to 525 Sq. Meter.	₹ 75,00,000/- (Rupees Seventy Five Lakh only)	10-06-2025 at 03.00 p.m.

Venue of Re-Tender-cum-Auction : City Union Bank Limited, Cuddalore Branch, A R A Complex, No.22, Nethaji Road, Manjakkuppam, Cuddalore - 607001. Telephone No.04142-230467, Cell No.9367636066.

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, Cuddalore Branch, A R A Complex, No.22, Nethaji Road, Manjakkuppam, Cuddalore - 607001. (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. PART - 2 and on or before 02.00 p.m. PART - 3. (4) For inspection of the property and other particulars, the intending purchaser may contact : Telephone No.04142-230467, Cell No.9367636066. (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 for PART - 1 and 2.00 p.m. for PART - 2 & 3.00 p.m. for PART - 3 Property 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 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 : 14-05-2025

Authorised Officer
City Union Bank Ltd.

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