

Size: 12 x 24 cm.



CITY UNION BANK LIMITED

Credit Recovery and Management Department

Administrative Office : No. 24-B, Gandhi Nagar, Kumbakonam - 612001.

E-Mail id : crmd@cityunionbank.in, Ph : 0435-2432322, Fax : 0435-2431746

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. Tharani Steels, No.60, MTH Road, Manurpet, Chennai - 600050. No.2) Mr. K.Balaji, S/o. V. Karuppaswamy, No.6A, Kasilingam Cross Street, Ayappa Nagar, Ayapakkam, Chennai - 600077. No.3) Mrs. Kottaiselvi, W/o. V. Karuppaswamy, No.6A, Kasilingam Cross Street, Ayappa Nagar, Ayapakkam, Chennai- 600077. No.4) Mr. G. Thirumurugan, S/o. Gurusamy, No.2/561, Iyyampatti, Saligramam Post, Ilayankudi Taluk, Sivagangai District - 630710.

Outstanding Liability Amount : Rs.22,68,677/- (Rupees Twenty Two Lakh Sixty Eight Thousand Six Hundred and Seventy Seven only) as on 02-04-2025 together with further interest to be charged from 03-04-2025 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

Schedule - A : (Property Owned by Mr. G. Thirumurugan, S/o. Gurusamy)

All that piece and parcel of land bearing Plot No.OUWPT 66EPT, in Block II, to an extent of 1,000 sq.ft. out of Total extent of 1.55 Cents comprised in Survey No. 149/4, in "Jai Sanjeevi Nagar" layout, in S.No.152/1 Part, S.No.152/2 Part, S.No.149/4, having Total extent of 2.43 Cents approved vide L.P/DDTCP(C.R) approved No.187/2011, in No.72 Pagalmedu Village, Uthukottai Taluk, Thiruvallur District. Boundaries: North by: Plot No. OUNWPT 66N EPT, South by: 23 feet Road, East by: Plot No.OUWPT, West by: Plot No.67 E Pt. & 66 WPT. Admeasuring: East to West on the Northern Side : 21' 6", East to West on the Southern Side : 21' 6", North to South on the Eastern Side : 46" 6", North to South on the Western Side : 46" 6". The Property lies within Ellapuram Panchayat Union, within Registration District of North Chennai, Sub-Registration District of Arani.

₹ 3,00,000/-
(Rupees
Three Lakh
only)

17-06-2025
at
01.00 p.m.

PART - 2

Name of the Borrowers: No.1) Mr. K. Palanimuthu, S/o. M. Kaliyan, At No.29, Thirumalaivasan Nagar, Sudharsan Salai, Thirumullaivoyal, Chennai - 600062. Also At, Mr. K. Palanimuthu, S/o. M. Kaliyan, At Plot No.3, Door No.F2, 1st Floor, TTD Krishnarani Flats, Nazarath College Street, Kanadapalayam, Avadi, Chennai - 600060. No.2) Mrs.P. Catharine, W/o. K. Palanimuthu, At No.29, Thirumalaivasan Nagar, Sudharsan Salai, Thirumullaivoyal, Chennai - 600062. Also At, Mrs.P.Catharine, W/o. K. Palanimuthu, At Plot No.3, Door No.F2, 1st Floor, TTD Krishnarani Flats, Nazarath College Street, Kanadapalayam, Avadi, Chennai- 600060.

Outstanding Liability Amount : Rs.26,63,848/- (Rupees Twenty Six Lakh Sixty Three Thousand Eight Hundred and Forty Eight only) as on 10-04-2025 together with further interest to be charged from 11-04-2025 onwards, other expenses and any other dues to the bank by the Borrowers / Guarantors.

Note : That our 260-Chennai-Ambattur Branch has also extended Financial Assistance (CREDIT CARD AGAINST LOAN : 512120020019399) dated 09-02-2018 requested by No.1 of you for the facility for a total amount of Rs.1,00,000/- at a ROI of 14% and the balance outstanding as on 10-04-2025 is Rs.1,40,233/-

Description of the Immovable Properties Mortgaged to our Bank

Reserve
Price

Date & Time
of Auction

Schedule - A : (Property Owned by K. Palanimuthu, S/o. P. Kaliyan)

All that Piece and Parcel of the Vacant Land Bearing Plot No.3, Measuring to an extent of 1,679 Square Feet Situated at Bajanai Koil Street, Kannadapalayam, Avadi, As per Patta No.708 Comprised in Old Survey No.178/2A1B, T.S.No.94/3, Ward-C, Block No.20 as per New Town Survey Land Register No.178/2 A1A/2 A1B/2 AZ1C3 of Kovilpathagai Village, Ambattur Taluk, Thiruvallur District and Bounded on the: North by: Plot. No.2, South by: Plot.No.6, East by: Vacant Land, West by: 20 Feet Wide Road. Admeasuring: East to West on the Northern Side : 43 Feet, East to West on the Southern Side : 30 Feet, North to South on the Eastern Side : 49 Feet, North to South on the Western Side : 43 Feet. In all Measuring to an Extent of 1,679 Square Feet of Land and the Property is Lying Within the Sub-Registration District of Ambattur and Registration District of Chennai North.

₹ 21,00,000/-
(Rupees
Twenty One
Lakh only)
(For Schedule
A, B and C)

17-06-2025
at
02.00 p.m.

Schedule - B

1,273 Square Feet of Undivided Share of Land in the Schedule-A mentioned Property.

Schedule - C

402 Square Feet of Undivided Share of Land in the Schedule-B mentioned Property together with Flat Bearing Flat No.F2, in the First Floor having, a Built-up-area of 749 Square Feet including Car Parking.

Venue of Re-Tender-cum-Auction : City Union Bank Limited, Chennai-Ambattur Branch, No.174, South Park Street, Venkatapuram, Ambattur, Thiruvallur - 600053. Telephone No.044-26571511, Cell No. 9344038641.

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, Chennai-Ambattur Branch, No.174, South Park Street, Venkatapuram, Ambattur, Thiruvallur - 600053. (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. (4) For inspection of the property and other particulars, the intending purchaser may contact : Telephone No.044-26571511, Cell No. 9344038641. (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. 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 : 19-05-2025

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

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