





**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 : 0435-2423222, 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.26,90,12,48/- (Rupees Twenty Six Crore Ninety Lakh Twelve Thousand Four Hundred and Eighty One only) as on 26-05-2024 together with further interest to be charged from 27-05-2024 onwards, other expenses and any other dues to the bank by the borrowers / guarantors No.1) M/s. Hotel Atchaya Bhavan, No.64, Usman Road, T.Nagar, Chennai - 600017. No.2) Mr. A. Karuppiyah, S/o. Andiappan, No.116-B, Society Layout, Thondi Road, Sivagangai - 630561. Also At Mr. A. Karuppiyah, S/o. Andiappan, No.5-A, Chaitanya Apartments, Ambekar Road, Ashok Nagar, Chennai - 600083. No.3) Mrs. K. Rajalakshmi, W/o. Karuppiyah, No.116-B, Society Layout, Thondi Road, Sivagangai - 630561. Also At Mrs. K. Rajalakshmi, W/o. Karuppiyah, No.5-A, Chaitanya Apartments, Ambekar Road, Ashok Nagar, Chennai - 600083. No.4) M/s. Hotel Ariva Bhavan, No.164, Aranamandal Vasal, Neethipathi Rajasekaran Salai, Sivagangai - 630531. No.5) M/s. Hotel Atchaya Bhavan, A/C (Firm), No.160, Palace Gate, Justice Rajasekaran Street, Sivagangai - 630561. No.6) Mr. K. Raghu Baskar, S/o. A. Karuppiyah, No.116-B, Society Layout, Thondi Road, Sivagangai.

Notes: 1) That our 173-Sivagangai Branch has also extended Financial assistance (CUB OSL SPECIAL-BR : 501812080056145) dated 26-09-2019 requested by No.1 of you represented by No.2 of you as Proprietor for which Nos.2 & 3 of you stood as Co-obligants for the facility for a total amount of Rs. 1,50,00,000/- at a ROI of 11.5%. The same has been also classified as NPA on 25-12-2020 and the outstanding balance as on 26-05-2024 is Rs.79,34,128/- plus further interest and penal interest of 2.00% with monthly rests to be charged from 27-05-2024 till the date of realization.

2) That our 173-Sivagangai Branch has also extended Financial Assistance (CUB OSL SPECIAL-BR : 501812080062526) dated 30-03-2020 requested by No.4 of you represented by No. 3 of you as Proprietor for which Nos.2 & 3 of you stood as Co-obligants for the facility for a total amount of Rs. 70,00,000/- at a ROI of 11%. The same has been also classified as NPA on 29-12-2020 and the outstanding balance as on 26-05-2024 is Rs.21,41,919/- plus further interest and penal interest of 2.00% with monthly rests to be charged from 27-05-2024 till the date of realization.

**Immovable Properties Mortgaged to our Bank**

**Schedule - A : (Properties Owned by Mr. A. Karuppiyah, S/o. Andiappan)**

1) Sivagangai District, Sivagangai Registration District, Ilayangudi Sub-Registrar Office, Ilayangudi Taluk, Ilayangudi Panchayat Union, North Ilayangudi Group, North Ilayangudi Village, Survey No 94-Part, Now Sub-divided as S.No.94/1B-Part, in Jam Jam Nagar. Extent 1,200 Sq.ft. **Plot No.21. Boundaries :** North - Site Plot No.22; South - Park Site; East - Site Plot No.36; West - East-West 20 feet wide North-South Pathway; Measurements : East-West on the Northern Side : 40 feet, East-West on the Southern Side : 40 feet, North-South on the Eastern Side : 30 feet, North-South on the Western Side : 30 feet, Total Area: 1,200 Sq.ft. **Plot No.21.**

**Boundaries :** North - Site Plot No.22; South - Park Site; East - Site Plot No.36; West - East-West 20 feet wide North-South Pathway; Measurements : East-West on the Northern Side : 40 feet, East-West on the Southern Side : 40 feet, North-South on the Eastern Side : 30 feet, North-South on the Western Side : 30 feet, Total Area: 1,200 Sq.ft. **Plot No.21.**

2) Sivagangai District, Sivagangai Registration District, Ilayangudi Sub-Registrar Office, Ilayangudi Taluk, Ilayangudi Panchayat Union, North Ilayangudi Group, North Ilayangudi Village, Survey No 94-Part, Now Sub-divided as S.No.94/1B-Part, in Jam Jam Nagar. Extent 1,200 Sq.ft. **Plot No.33. Boundaries :** North - Site Plot No.32; South - Site Plot No.34; East - East-West 20 feet wide North-South Pathway; West - Site Plot No.24; Measurements : East-West on the Northern Side : 40 feet, East-West on the Southern Side : 40 feet, North-South on the Eastern Side : 30 feet, North-South on the Western Side : 30 feet, Total Area: 1,200 Sq.ft. **Plot No.33.**

**Boundaries :** North - Site Plot No.32; South - Site Plot No.34; East - East-West 20 feet wide North-South Pathway; West - Site Plot No.24; Measurements : East-West on the Northern Side : 40 feet, East-West on the Southern Side : 40 feet, North-South on the Eastern Side : 30 feet, North-South on the Western Side : 30 feet, Total Area: 1,200 Sq.ft. **Plot No.33.**

3) Sivagangai District, Sivagangai Registration District, Ilayangudi Sub-Registrar Office, Ilayangudi Taluk, Ilayangudi Panchayat Union, North Ilayangudi Group, North Ilayangudi Village, Survey No 94-Part, Now Sub-divided as S.No.94/1B-Part, in Jam Jam Nagar. Extent 1,200 Sq.ft. **Plot No.34. Boundaries :** North - Site Plot No.33; South - Site Plot No.35; East - East-West 20 feet wide North-South Pathway; West - Site Plot No.23; Measurements : East-West on the Northern Side : 40 feet, East-West on the Southern Side : 40 feet, North-South on the Eastern Side : 30 feet, North-South on the Western Side : 30 feet, Total Area: 1,200 Sq.ft. **Plot No.34.**

**Boundaries :** North - Site Plot No.33; South - Site Plot No.35; East - East-West 20 feet wide North-South Pathway; West - Site Plot No.23; Measurements : East-West on the Northern Side : 40 feet, East-West on the Southern Side : 40 feet, North-South on the Eastern Side : 30 feet, North-South on the Western Side : 30 feet, Total Area: 1,200 Sq.ft. **Plot No.34.**

4) Sivagangai District, Sivagangai Registration District, Ilayangudi Sub-Registrar Office, Ilayangudi Taluk, Ilayangudi Panchayat Union, North Ilayangudi Group, North Ilayangudi Village, Survey No 94-Part, Now Sub-divided as S.No.94/1B-Part, in Jam Jam Nagar. Extent 1,200 Sq.ft. **Plot No.35. Boundaries :** North - Site Plot No.34; South - Site Plot No.36; East - East-West 20 feet wide North-South Pathway; West - Site Plot No.22; Measurements : East-West on the Northern Side : 40 feet, North-South on the Eastern Side : 30 feet, Total Area: 1,200 Sq.ft. **Plot No.35.**

**Boundaries :** North - Site Plot No.34; South - Site Plot No.36; East - East-West 20 feet wide North-South Pathway; West - Site Plot No.22; Measurements : East-West on the Northern Side : 40 feet, North-South on the Eastern Side : 30 feet, Total Area: 1,200 Sq.ft. **Plot No.35.**

5) Sivagangai District, Sivagangai Registration District, Ilayangudi Sub-Registrar Office, Ilayangudi Taluk, Ilayangudi Panchayat Union, North Ilayangudi Group, North Ilayangudi Village, Survey No 94-Part, Now Sub-divided as S.No.94/1B-Part, in Jam Jam Nagar. Extent 1,200 Sq.ft. **Plot No.36. Boundaries :** North - Site Plot No.35; South - Park Site; East - East-West 20 feet wide North-South Pathway; West - Site Plot No.21; Measurements : East-West on the Northern Side : 40 feet, East-West on the Southern Side : 40 feet, North-South on the Eastern Side : 30 feet, North-South on the Western Side : 30 feet, Total Area: 1,200 Sq.ft. **Plot No.36.**

**Boundaries :** North - Site Plot No.35; South - Park Site; East - East-West 20 feet wide North-South Pathway; West - Site Plot No.21; Measurements : East-West on the Northern Side : 40 feet, East-West on the Southern Side : 40 feet, North-South on the Eastern Side : 30 feet, North-South on the Western Side : 30 feet, Total Area: 1,200 Sq.ft. **Plot No.36.**

6) Sivagangai District, Sivagangai Registration District, Ilayangudi Sub-Registrar Office, Ilayangudi Taluk, Ilayangudi Panchayat Union, North Ilayangudi Group, North Ilayangudi Village, Survey No 94-Part, Now Sub-divided as S.No.94/1B-Part, in Jam Jam Nagar. Extent 1,200 Sq.ft. **Plot No.39. Boundaries :** North - Site Plot No.40; South - Park Site; East - Site Plot No.54; West - East-West 20 feet wide North-South Pathway; Measurements : East-West on the Northern Side : 40 feet, East-West on the Southern Side : 40 feet, North-South on the Eastern Side : 30 feet, North-South on the Western Side : 30 feet, Total Area: 1,200 Sq.ft. **Plot No.39.**

**Boundaries :** North - Site Plot No.40; South - Park Site; East - Site Plot No.54; West - East-West 20 feet wide North-South Pathway; Measurements : East-West on the Northern Side : 40 feet, East-West on the Southern Side : 40 feet, North-South on the Eastern Side : 30 feet, North-South on the Western Side : 30 feet, Total Area: 1,200 Sq.ft. **Plot No.39.**

7) Sivagangai District, Sivagangai Registration District, Ilayangudi Sub-Registrar Office, Ilayangudi Taluk, Ilayangudi Panchayat Union, North Ilayangudi Group, North Ilayangudi Village, Survey No 94-Part, Now Sub-divided as S.No.94/1B-Part, in Jam Jam Nagar. Extent 1,200 Sq.ft. **Plot No.40. Boundaries :** North - Site Plot No.41; South - Site Plot No.39; East - Site Plot No.53; West - East-West 20 feet wide North-South Pathway; Measurements : East-West on the Northern Side : 40 feet, East-West on the Southern Side : 40 feet, North-South on the Eastern Side : 30 feet, North-South on the Western Side : 30 feet, Total Area: 1,200 Sq.ft. **Plot No.40.**

**Boundaries :** North - Site Plot No.41; South - Site Plot No.39; East - Site Plot No.53; West - East-West 20 feet wide North-South Pathway; Measurements : East-West on the Northern Side : 40 feet, East-West on the Southern Side : 40 feet, North-South on the Eastern Side : 30 feet, North-South on the Western Side : 30 feet, Total Area: 1,200 Sq.ft. **Plot No.40.**

8) Sivagangai District, Sivagangai Registration District, Ilayangudi Sub-Registrar Office, Ilayangudi Taluk, Ilayangudi Panchayat Union, North Ilayangudi Group, North Ilayangudi Village, Survey No 94-Part, Now Sub-divided as S.No.94/1B-Part, in Jam Jam Nagar. Extent 1,200 Sq.ft. **Plot No.41. Boundaries :** North - Site Plot No.42; South - Site Plot No.40; East - Site Plot No.52; West - East-West 20 feet wide North-South Pathway; Measurements : East-West on the Northern Side : 40 feet, East-West on the Southern Side : 40 feet, North-South on the Eastern Side : 30 feet, North-South on the Western Side : 30 feet, Total Area: 1,200 Sq.ft. **Plot No.41.**

**Boundaries :** North - Site Plot No.42; South - Site Plot No.40; East - Site Plot No.52; West - East-West 20 feet wide North-South Pathway; Measurements : East-West on the Northern Side : 40 feet, East-West on the Southern Side : 40 feet, North-South on the Eastern Side : 30 feet, North-South on the Western Side : 30 feet, Total Area: 1,200 Sq.ft. **Plot No.41.**

9) Sivagangai District, Sivagangai Registration District, Ilayangudi Sub-Registrar Office, Ilayangudi Taluk, Ilayangudi Panchayat Union, North Ilayangudi Group, North Ilayangudi Village, Survey No 94-Part, Now Sub-divided as S.No.94/1B-Part, in Jam Jam Nagar. Extent 1,200 Sq.ft. **Plot No.42. Boundaries :** North - Site Plot No.43; South - Site Plot No.41; East - Site Plot No.51; West - East-West 20 feet wide North-South Pathway; Measurements : East-West on the Northern Side : 40 feet, East-West on the Southern Side : 40 feet, North-South on the Eastern Side : 30 feet, North-South on the Western Side : 30 feet, Total Area: 1,200 Sq.ft. **Plot No.42.**

**Boundaries :** North - Site Plot No.43; South - Site Plot No.41; East - Site Plot No.51; West - East-West 20 feet wide North-South Pathway; Measurements : East-West on the Northern Side : 40 feet, East-West on the Southern Side : 40 feet, North-South on the Eastern Side : 30 feet, North-South on the Western Side : 30 feet, Total Area: 1,200 Sq.ft. **Plot No.42.**

10) Sivagangai District, Sivagangai Registration District, Ilayangudi Sub-Registrar Office, Ilayangudi Taluk, Ilayangudi Panchayat Union, North Ilayangudi Group, North Ilayangudi Village, Survey No 94-Part, Now Sub-divided as S.No.94/1B-Part, in Jam Jam Nagar. Extent 1,200 Sq.ft. **Plot No.43. Boundaries :** North - Site Plot No.44; South - Site Plot No.42; East - Site Plot No.50; West - East-West 20 feet wide North-South Pathway; Measurements : East-West on the Northern Side : 40 feet, East-West on the Southern Side : 40 feet, North-South on the Eastern Side : 30 feet, North-South on the Western Side : 30 feet, Total Area: 1,200 Sq.ft. **Plot No.43.**

**Boundaries :** North - Site Plot No.44; South - Site Plot No.42; East - Site Plot No.50; West - East-West 20 feet wide North-South Pathway; Measurements : East-West on the Northern Side : 40 feet, East-West on the Southern Side : 40 feet, North-South on the Eastern Side : 30 feet, North-South on the Western Side : 30 feet, Total Area: 1,200 Sq.ft. **Plot No.43.**

11) Sivagangai District, Sivagangai Registration District, Ilayangudi Sub-Registrar Office, Ilayangudi Taluk, Ilayangudi Panchayat Union, North Ilayangudi Group, North Ilayangudi Village, Survey No 94-Part, Now Sub-divided as S.No.94/1B-Part, in Jam Jam Nagar. Extent 1,200 Sq.ft. **Plot No.44. Boundaries :** North - Site Plot No.45; South - Site Plot No.43; East - Site Plot No.49; West - East-West 20 feet wide North-South Pathway; Measurements : East-West on the Northern Side : 40 feet, East-West on the Southern Side : 40 feet, North-South on the Eastern Side : 30 feet, North-South on the Western Side : 30 feet, Total Area: 1,200 Sq.ft. **Plot No.44.**

**Boundaries :** North - Site Plot No.45; South - Site Plot No.43; East - Site Plot No.49; West - East-West 20 feet wide North-South Pathway; Measurements : East-West on the Northern Side : 40 feet, East-West on the Southern Side : 40 feet, North-South on the Eastern Side : 30 feet, North-South on the Western Side : 30 feet, Total Area: 1,200 Sq.ft. **Plot No.44.**

12) Sivagangai District, Sivagangai Registration District, Ilayangudi Sub-Registrar Office, Ilayangudi Taluk, Ilayangudi Panchayat Union, North Ilayangudi Group, North Ilayangudi Village, Survey No 94-Part, Now Sub-divided as S.No.94/1B-Part, in Jam Jam Nagar. Extent 1,200 Sq.ft. **Plot No.45. Boundaries :** North - Site Plot No.46; South - Site Plot No.44; East - Site Plot No.48; West - East-West 20 feet wide North-South Pathway; Measurements : East-West on the Northern Side : 40 feet, East-West on the Southern Side : 40 feet, North-South on the Eastern Side : 30 feet, North-South on the Western Side : 30 feet, Total Area: 1,200 Sq.ft. **Plot No.45.**

**Boundaries :** North - Site Plot No.46; South - Site Plot No.44; East - Site Plot No.48; West - East-West 20 feet wide North-South Pathway; Measurements : East-West on the Northern Side : 40 feet, East-West on the Southern Side : 40 feet, North-South on the Eastern Side : 30 feet, North-South on the Western Side : 30 feet, Total Area: 1,200 Sq.ft. **Plot No.45.**

13) Sivagangai District, Sivagangai Registration District, Ilayangudi Sub-Registrar Office, Ilayangudi Taluk, Ilayangudi Panchayat Union, North Ilayangudi Group, North Ilayangudi Village, Survey No 94-Part, Now Sub-divided as S.No.94/1B-Part, in Jam Jam Nagar. Extent 1,200 Sq.ft. **Plot No.46. Boundaries :** North - North-South 20 feet wide East-West Pathway; South - Site Plot No.45; East - Site Plot No.47; West - East-West 20 feet Wide North-South Pathway; Measurements : East-West on the Northern Side : 40 feet, East-West on the Southern Side : 40 feet, North-South on the Eastern Side : 40 feet, North-South on the Western Side : 30 feet, Total Area: 1,200 Sq.ft. **Plot No.46.**

**Boundaries :** North - North-South 20 feet wide East-West Pathway; South - Site Plot No.45; East - Site Plot No.47; West - East-West 20 feet Wide North-South Pathway; Measurements : East-West on the Northern Side : 40 feet, East-West on the Southern Side : 40 feet, North-South on the Eastern Side : 40 feet, North-South on the Western Side : 30 feet, Total Area: 1,200 Sq.ft. **Plot No.46.**

14) Sivagangai District, Sivagangai Registration District, Ilayangudi Sub-Registrar Office, Ilayangudi Taluk, Ilayangudi Panchayat Union, North Ilayangudi Group, North Ilayangudi Village, Survey No 94-Part, Now Sub-divided as S.No.94/1B-Part, in Jam Jam Nagar. Extent 1,200 Sq.ft. **Plot No.47. Boundaries :** North - North-South 20 feet wide East-West Pathway; South - Site Plot No.48; East - East-West 20 feet wide North-South Pathway; West - Site Plot No.46; Measurements : East-West on the Northern Side : 40 feet, East-West on the Southern Side : 40 feet, North-South on the Eastern Side : 40 feet, North-South on the Western Side : 30 feet, Total Area: 1,200 Sq.ft. **Plot No.47.**

**Boundaries :** North - North-South 20 feet wide East-West Pathway; South - Site Plot No.48; East - East-West 20 feet wide North-South Pathway; West - Site Plot No.46; Measurements : East-West on the Northern Side : 40 feet, East-West on the Southern Side : 40 feet, North-South on the Eastern Side : 40 feet, North-South on the Western Side : 30 feet, Total Area: 1,200 Sq.ft. **Plot No.47.**

15) Sivagangai District, Sivagangai Registration District, Ilayangudi Sub-Registrar Office, Ilayangudi Taluk, Ilayangudi Panchayat Union, North Ilayangudi Group, North Ilayangudi Village, Survey No 94-Part, Now Sub-divided as S.No.94/1B-Part, in Jam Jam Nagar. Extent 1,200 Sq.ft. **Plot No.183. Boundaries :** North - North-South 20 feet wide East-West Pathway; South - Site Plot

Survey No 94-Part, Now Sub-divided as S.No.94/1B-Part, in Jam Jam Nagar. Extent 1,200 Sq.ft. **Plot No.53. Boundaries :** North - Site Plot No.52; South - Site Plot No.54; East - East-West 20 feet wide North-South Pathway; West - Site Plot No.40; Measurements : East-West on the Northern Side : 40 feet, East-West on the Southern Side : 40 feet, North-South on the Eastern Side : 30 feet, North-South on the Western Side : 30 feet, Total Area: 1,200 Sq.ft. **Plot No.53.**

**Boundaries :** North - Site Plot No.52; South - Site Plot No.54; East - East-West 20 feet wide North-South Pathway; West - Site Plot No.40; Measurements : East-West on the Northern Side : 40 feet, East-West on the Southern Side : 40 feet, North-South on the Eastern Side : 30 feet, North-South on the Western Side : 30 feet, Total Area: 1,200 Sq.ft. **Plot No.53.**