



CUB
TRUST AND RELIANCE
SINCE 1904

CITY UNION BANK LIMITED

Credit Recovery and Management Department

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

Kumbakonam - 612001. E-Mail id: crmd@cityunionbank.in,

Phone: 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.17,44,41,980/- (Rupees Seventeen Crore Four Lakh Forty One Thousand Nine Hundred and Eighty only)** as on **14-06-2024** together with further interest to be charged from **15-06-2024** onwards , other expenses and any other dues to the bank by the Borrowers / Guarantors **No.1) M/s. Ran India Steels (P) Ltd, New No.510, Old No.164, First Floor, TTK Road, Alwarpet, Chennai - 600018.** Also at, **M/s. Ran India Steels (P) Ltd, Ayyappa Tower, 1st Floor, CHB Colony Road, Opp. to Selvavinayagar Koil, Tiruchengodu - 637211. (No.2) Mr. R. Radha, S/o. D.M. Ramalingam, Door No.OA/13, Sri Raja Rajeshwari Bhavan, Kumaresapuram, 7th Street, Rajiv Nagar, Tiruchengodu (Tk), Namakkal (Dt) - 637211. Also at, Mr. R. Radha, S/o. D.M. Ramalingam, Ayyappa Tower, 1st Floor, CHB Colony Road, Opp. to Selvavinayagar Koil, Tiruchengodu - 637211. (No.3) Mr. R. Nagarajan, S/o. Ramasamy, No.5, Sri Ramaperu Illam, CHB Colony West, Paramathi Velur Road, Tiruchengodu (Tk), Namakkal (Dt) - 637211. (No.4) Mrs. N. Tamilselvi, W/o. R. Nagarajan, No.5, Sri Ramaperu Illam, CHB Colony West, Paramathi Velur Road, Tiruchengodu (Tk), Namakkal (Dt) - 637211. (No.5) Mrs. R. Savithiri, W/o. R. Radha, Door No.OA/13, Sri Raja Rajeshwari Bhavan, Kumaresapuram, 7th Street, Rajiv Nagar, Tiruchengodu (Tk), Namakkal (Dt) - 637211. Also at, Mrs. R. Savithiri, W/o. R. Radha, Ayyappa Tower, 1st Floor, CHB Colony Road, Opp. to Selvavinayagar Koil, Tiruchengodu - 637211. (No.6) M/s. Ran India Iron And Steel LLP, No.4/38 L, Rana Building, Workshop Line, Sankari Road, Tiruchengodu - 637211. (No.7) M/s. Hotel Radha Prasad Private Limited, Sri Rajeshwari Bhavan, No.OA/13, Rajiv Nagar, Kumaresapuram Steet, No.7, Tiruchengodu - 637211.**

Immovable Properties Mortgaged to our Bank

Schedule - A : (Properties Owned by Mr. R. Radha, S/o. D.M. Ramalingam & Mr. R.Nagarajan, S/o. Ramasamy)

Namakkal Registration District, Paramathi Velur Sub-Registration District, Paramathi Taluk, Devanampalayam Village, Survey Number 66, Total Extent : 7.28 Acres. Boundaries : S.No.66, Punjai Acre 2.00 of Vacant Land : South to : The Property Relating to R.A.Subramaniam, North to : The Property Relating to T.M. Mathiyazhagan, West and East to : South-North Itteri. Boundaries : S.No.66, Punjai Acre 2.28 of Vacant Land : West & East To : South North Itteri, South to : The Property Relating to A. Gunasekaran, North to : East-West Itteri. Boundaries : S.No.66, Punjai Acre 3.00 of Vacant Land : North to : The Property Relating to A. Gunasekaran, South to : The Property Relating to Ramasamy Gounder, West to : The Property Consisting in S.No.65 Relating to Ponnusamy, East to : The Property Consisting in S.No.63 Relating to Pongiammal. Total Extent 7.28 Acre of Vacant Land with all Appurtenances and Accessories and All Passage and Easementary Rights Attached thereon.

Schedule - B : (Properties Owned by Mr. R. Radha, S/o. D.M. Ramalingam & Mr. R.Nagarajan, S/o. Ramasamy)

Namakkal Registration District, Paramathi Velur Sub-Registration District, Paramathi Taluk, Devanampalayam Village, Survey Nos : 64/1A, 62/4, 64/1B, 64/2, 64/1B, 62/2. Total Extent : 9.59/Acre. Boundaries : S.No.64/1A, Punjai Acre 3.01 of Land : East to : S.No.63, West to : S.No.64/1B and S.No.65, North to : S.No.66, South to : S.Nos.63 and 62. Boundaries : S.No.62/4, Punjai Acre 2.00 of Land : East to : The Property Consisting in S.No.62/2, West to : Maniyanoor Village Limit, North to : The Property Identified as Item No.3, South to : The Property Relating to Mr. S. Muthusamy Consisting in S.No. 62/3. Boundaries : S.No.64/1B, Punjai Acre 1.43 of Land : East to : The Property Relating to Kaliyammal, Ponnusamy, West to : The Property Identified as Item No.1, South to : The Property Consisting in S.Nos.62/2 & 62/4, North to : 45 Links East West Passage. Boundaries : S.No.64/2, Punjai Acre 1.42 of Land : East to : The Property Identified as Item No.2, West to : Maniyanoor Village Limit, South to : The Property Identified as item No.1, North to : The Property Consisting in S.No.62/2. Boundaries : S.No.64/1B, Punjai Acre 0.02 of Land : East to : The Property Consisting in S.No.62/1A, South to : The Property Consisting in S.No.64/1B, 64/1A, West to : The Property Consisting in S.No.62/2 Remaining Property, North to : The Property Consisting in S.No.65/1. Boundaries : S.No.62/2, Punjai Acre 1.71 of Land : East to : The Property Relating to Kaliyammal, Ponnusamy, West to : The Property Consisting in S.No.62/4, South to : The Property Consisting in S.No.60/2 Relating to Muthusamy, North to : The Property Consisting in S.No.64/1B. Total Extent : 9.59/Acre of Land with all Appurtenances and Accessories and all passage and Easementary Rights Attached Therein.

Reserve Price : Rs.7,59,00,000/-

(Rupees Seven Crore Fifty Nine Lakh only) (For Schedule : A & B)

Schedule - K : (Properties Owned by M/s. Ran India Iron And Steel LLP)

Namakkal Registration District, Paramathi Sub-Registration District, Paramathi Velur Taluk, Thevanampalayam Village, Seyyampalayam : S.No.1 : Survey No. 67/1, Punjai Hector : 1.20.5, Extent Acre : 2.97, Entitle : 2.97, S.No.2 : Survey No.67/2, Punjai Hector : 1.21.0, Extent Acre : 2.99, Entitle : 2.99, S.No.3 : Survey No.54/1, Punjai Hector : 1.26.5, Extent Acre : 3, Entitle : 3, S.No.4 : Survey No.54/2A, Punjai Hector : 0.38.0, Extent Acre : 0.94, Entitle : 0.94, S.No.5 : Survey No. 54/2B, Punjai Hector : 0.75.5, Extent Acre : 1.81, Entitle : 1.81 + 1 Well, S.No.6 : Survey No.55/13, Punjai Hector : 0.29.0, Extent Acre : 0.61, Entitle : 0.61, S.No.7 : Survey No. 55/15, Punjai Hector : 0.29.5, Extent Acre : 0.73, Entitle : 0.02, Total Extent : 12.34 Acres. Boundaries : S.No.54/1 : Punjai Acre 3.00 of Land : West to : 20% Links of South- North Passage, North to : The Property Consisting in SF.No.54/28, East to : The Property Consisting in SF.Nos. 54/2A, 54/2B, South to : 7 Links East West Passage. Boundaries : S.No.54/2B : Punjai Acre 1.81 of Land : West to : 20% Links of South-North Passage, North to : The Property Consisting in SF.No.51, East to : The Property Consisting in SF.Nos. 54/24, South to : The Property Consisting in SF.Nos.54/1. Boundaries : 55/13 : Punjai Acre 0.61 of Land : North to : 7 Links East West Passage, South to : Remaining Property, West to : The Property Consisting in SF.Nos.55/14, East to : 7 Links East-West Passage. Boundaries : 55/15 : Punjai Acre 0.02 of Land : West and South to : Remaining Properties Consisting in SF.No.55/15, East to : Remaining Property Consisting in SF.No.55/15 and SF.No.54/1, North to : The Property Consisting in SF.No.54/1. Total Extent : Punjai Acres 2.97+2.99+3.00+1.81+0.61+0.12=12.34 Of land with appurtenances and accessories and all passage and easementary rights attached therein.

Reserve Price : Rs.4,32,00,000/-
(Rupees For Crore Thirty Two Lakh only)

AUCTION DETAILS

Date of Tender-cum-Auction Sale	Venue
30-07-2024	City Union Bank Limited, Thiruchengodu Branch, No.106A, South Car Street, Thiruchengodu, Namakkal - 637211. Telephone No.04288-256356, Cell No. 9344038628.

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, Thiruchengodu Branch, No.106A, South Car Street, Tiruchengodu, Namakkal - 637211.** (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.04288-256356, Cell No.9344038628.** (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.** 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 : 20-06-2024

Authorised Officer

Regd. Office: 149, T.S.R. (Big) Street, Kumbakonam, Thanjavur District,
Tamil Nadu - 612001, **CIN - L65110TN1904PLC001287,**

Telephone No.0435-2402322, Fax: 0435-2431746, Website: www.cityunionbank.com