



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,
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.31,92,09,247/- (Rupees Thirty One Crore Ninety Two Lakh Nine Thousand Two Hundred and Forty Seven Only)** as on **28.06.2024** together with further interest to be charged from **29.06.2024** onwards, other expenses and any other dues to the bank by the borrowers/guarantors **No.1.M/s.Veerasamy Chettiar Educational and Charitable Trust, No.22, Telungar street, Puliangudi - 627855 Tenkasi District No.2.Mr.V.Murugiah,S/o.(Late) S.Veerasamy Chettiar, Door no.37B/1, Gangaianman kovil street, Puliangudi - 627855 Tenkasi District No.3.Mr.V.Palani,S/o.(Late) S.Veerasamy Chettiar, Door no.37B/1, Gangaianman kovil street, Puliangudi - 627855 No.4.Mr V. Raju,S/o.(Late) S.Veerasamy Chettiar, Door no.37B/1,Gangaianman Kovil street, Puliangudi - 627855 Tenkasi District No.5.Mrs.Thangam,W/o.Murugiah, Door No.37B/1, Gangaianman kovil street, Puliangudi - 627855 No.6.Mrs.Parvathi,W/o.Palani Door No.37B/1, Gangaianman kovil street, Puliangudi - 627855 Tenkasi District No.7.Mrs.Ramalakshmi,W/o.Raju, Door No.37B/1, Gangaianman kovil street, Puliangudi - 627855 Tenkasi District No.8.M/s.S .Veerasamy Chettiar Jewellery Mart, 63A, Gandhi Bazaar, Puliangudi - 627855 Tenkasi district**

Note: 1. That our 077-Rajapalayam Branch has also extended financial assistance (OLCC: 77120000140501) dated 25-Mar-2019 requested by No 8. of you represented by No. 2,3,4 of you as Partner for which No. 2 to 5 of you stood as guarantor for the facility for a total amount of Rs.6,50,00,000/- at a ROI of 11.50% and the outstanding balance as on 28.06.2024 is Rs.7,39,96,747/- plus further interest and penal interest of 2.00% with monthly rests to be charged from 29.06.2024 till the date of realization

Note: 2. That our 077-Rajapalayam Branch has also extended financial assistance (CUB OSL TERM EMI-BR: 501812080079011) dated 07-Apr-2021 requested by No 8. of you represented by No. 2,3,4 of you as Partner for which No.2,3,4 of you stood as co-obligants and No. 2,3,4,5 of you stood as guarantor for the facility for a total amount of Rs.1,40,00,000/- at a ROI of 10% and the balance outstanding as on 28.06.2024 is Rs.1,11,04,281/-.

SCHEDULE OF PROPERTY/IES

Immovable Property Mortgaged to our Bank

Schedule A (Property Owned By Veerasamy Chettiar Educational and Charitable Trust)

The land and college building existing and a superstructure to be put up thereon situated in Tenkasi Registration District Tenkasi Sub Registration District Pudukkudi Sub Registration District Thirumalai Naicken Pudukkudi Village **S.No 1** : Survey No 523/1, Type of Land : Nanja Land, T.S No K 20 No.8/1, 0 Acre 41 Cents ; **S.No 2** : Survey No 523/3, Type of Land : Nanja Land, T.S No K 20 No.8/3, 0 Acre 32 Cents ; **S.No 3** : Survey No 523/4, Type of Land : Nanja Land, T.S No K 20 No.8/8, 0 Acre 30 Cents ; **S.No 4** : Survey No 523/10, Type of Land : Nanja Land, T.S No K 20 No.8/8, 0 Acre 24 Cents ; **S.No 5** : Survey No 536/2, Type of Land : Nanja Land, T.S No K 21 No.3/1B, 1 Acre 91 Cents ; **S.No 6** : Survey No 536/3, Type of Land : Punja Land, T.S No K 21 No.3/2, 0 Acre 97 Cents ; **S.No 7** : Survey No 536/4, Type of Land : Punja Land, T.S No K 21 No.3/2, 1 Acre 02 Cents ; **S.No 8** : Survey No 536/5, Type of Land : Punja Land, T.S No K 21 No.3/2, 2 Acre 11 Cents ; **S.No 9** : Survey No 539/7, Type of Land : Nanja Land, T.S No K 20 No.22/1, 2 Acre 27 Cents ; **S.No 10** : Survey No 543/5B, Type of Land : Nanja Land, T.S No K 20 No.16/10B, 0 Acre 70 Cents ; **S.No 11** : Survey No 545/10, Type of Land : Nanja Land, T.S No K 20 No.7/10, 0 Acre 96 Cents ; **S.No 12** : Survey No 545/3, Type of Land : Nanja Land, T.S No K 20 No.7/3, 0 Acre 51 Cents.

Schedule B (Property Owned By Veerasamy Chettiar Educational and Charitable Trust)

The land and college building existing and to be put up thereon situated in Tirunelveli District Tenkasi Registration District Puliangudi Sub Registration District Thirumalai Naicken Pudukkudi Village, **S.No 1** : Survey No 528/1, T.S No K 21 No.9/1, 0 Acre 54 Cents ; **S.No 2** : Survey No 528/2, T.S No K 21 No.9/1, 0 Acre 63 Cents ; **S.No 3** : Survey No 528/3, T.S No K 21 No.9/1, 1 Acre 44 Cents ; **S.No 4** : Survey No 528/4, T.S No K 21 No.9/1, 0 Acre 60 Cents ; **S.No 5** : Survey No 528/5, T.S No K 21 No.9/1, 0 Acre 68 Cents ; **S.No 6** : Survey No 528/8, T.S No K 21 No.9/1, 1 Acre 51 Cents ; **S.No 7** : Survey No 528/11, T.S No K 21 No.9/9, 1 Acre 60 Cents ; **S.No 8** : Survey No 531/1, T.S No K 21 No.8/1, 1 Acre 63 Cents ; **S.No 9** : Survey No 531/2, T.S No K 21 No.8/1, 1 Acre 36 Cents ; **S.No 10** : Survey No 532/1, T.S No K 21 No.7/1, 1 Acre 72 Cents ; **S.No 11** : Survey No 535/2, T.S No K 21 No.4/2, 1 Acre 02 Cents ; **S.No 12** : Survey No 535/5, T.S No K 21 No.4/5A,5B, 6 Acre 00 Cents.

Reserve Price for Schedule A & B: Rs.21,75,00,000/- (Rupees Twenty One Crore Seventy Five Lakh Only)

Schedule C (Property Owned By Veerasamy Chettiar Educational and Charitable Trust)

1.The College building existing and to be put up therein situated at Tirunelveli District, Tenkasi Registration District Puliangudi SubRegistration District Thirumalaicken Pudukkudi Village Punja Survey No.529/1 out of 7 Acres 38 cents on the Southern side 1 Acre 97 cents of land equal to 0.80.0 Hectares and it is **Bounded on the North By** Lands belonging to Thangam Palani and Raju and Item No.2 of this schedule, **East By** Item No.3 of

this schedule Kottiappan Vagayara land, **South By** Kulandaivelu Vagayara land, **West By** Land belonging to title holder Trust. 2. In the above village Punja Survey No.529/1 out of 7 Acres 38 cents on the Western side 1 Acre 3 cents of land equal to 0.41.5 Hectares and it is bounded on the North By Land belonging to Thangam, Palani and Raju East By Land belonging to Thangam Palani and Raju South By Land belonging to the title holder Trust and item No.1of this schedule West By Title holder Trust land. 3. In the above Village Punja Survey No.529/3 1 Acre 86 cents of land equal to 0.75.5 Hectares 4. In the above Village Punja Survey No.529/4 1 Acre 45 cents of land equal to 0.59.0 Hectares 5.In the above Village Punja Survey No.529/5 53 cents of land equal to 0.21.5 Hectares together with all the buildings constructed to be constructed with doors door frames electricity connections etc in the above 5 items of properties The above properties are within the limits of Puliangudi Municipality

Reserve Price : Rs.6,85,00,000/- (Rupees Six Crore Eighty Five Lakh Only)

Schedule D (Property Owned By Veerasamy Chettiar Educational and Charitable Trust)

The land and college building existing and to be put up thereon situate at Thirumalai Naickenpudukkudi Village Sivagiri Taluk Tirunelveli District comprised in Survey No.537/1 to an extent of 2.41 Acres in Survey No.537/3 to an extent of 23 cents and in Survey No.537/6 to an extent of 42 cents totaling to an extent of 3.06 Acres within the Registration District of Tenkasi and Sub-Registration District of Puliangudi

Reserve Price: Rs.2,35,00,000/- (Rupees Two Crore Thirty Five Lakh Only)

Schedule E (Property Owned By Veerasamy Chettiar Educational and Charitable Trust)

In Tirunelveli District Tenkasi Registration District Puliangudi Sub Registration District, Thirumalai Naicken Pudukkudi Village Punja Survey Nos 527/1 out of 1 79 5 Hectares, on the Eastern side 0-46-5 Hectares 527/3 Hectare 0 90 0 527/5 Hectare 0 41 5 Total extent 1 78 0 Hectare which is commonly bounded on the North by Land of Thangam Palani and Raju East by Land of title holder trust South by Land of title holder trust West by Land of Thangam Palani and Raju In the above properties Survey No 527/1 is comprised in Town Survey ward K Block No 21 Town Survey No 10/1 and survey Nos 527/3 and 527/5 are comprised in Town Survey Ward K Block No 21 Town Survey No 10/12 The above property is within limits of Puliangudi Municipality.

Reserve Price : Rs.7,39,00,000/- (Rupees Seven Crore Thirty Nine Lakh Only)

AUCTION DETAILS

Date of Tender-cum-Auction Sale	Venue
14.08.2024	City Union Bank Limited, Puliangudi Branch 158-C, Ground Floor, Main Road, Near BSNL Office, Puliangudi, Tirunelveli-627855 Telephone No: 04636-236200 Cell No: 9344023549

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 Ltd., Puliangudi Branch, 158-C, Ground Floor, Main Road, Near BSNL Office, Puliangudi, Tirunelveli-627855.** (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: 04636-236200, Cell No: 9344023549** (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 PM** 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: 03.07.2024

Authorised Officer

Regd. Office : 149, T.S.R. (Big) Street, Kumbakonam, Thanjavur District, Tamilnadu - 612001,
CIN-L65110TN1904PLC001287, Telephone No. 0435 - 2402322, **Fax :** 0435 - 2431746,

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