

**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,

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

The following property/ies 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 a sum of **Rs.4,01,29,971/- (Rupees Four Crore One Lakh Twenty Nine Thousand Nine Hundred and Seventy One Only)** as on **14-07-2024** together with further interest to be charged from **15-07-2024** onwards and other expenses, any other dues to the Bank by the borrowers / guarantors **No.1) Mrs. V. Latha, W/o. Venkatraman, No.281 Chinnan Kutti Street, Thambikkottai, Vadakkadu, Pattukottai Taluk, Thanjavur - 614704. No.2) Mr. T. Venkatraman, S/o. Thyagarajan, No.281, Chinnan Kutti Street, Thambikkottai, Vadakkadu, Pattukottai Taluk, Thanjavur - 614704. No.3) Ms. V. Meera, D/o. Venkatraman, No.281 Chinnan Kutti Street, Thambikkottai, Vadakkadu, Pattukottai Taluk, Thanjavur - 614704.**

Immovable Properties Mortgaged to our Bank**Schedule - A : (Properties Owned by Mrs. V. Latha, W/o. Venkatraman)**

In Thanjavur District, in Pattukkottai Registration District, in Pattukkottai No.1 Joint Sub-Registration District, in Pattukkottai Taluk, at No.78 Maharajasamuthiram Village, at Shriraman V.N.S. Nagar within the limit of Pattukkottai Municipality. In Survey No.181 punjai maniaicut Land measuring a total extent of 4 Acre 59 Cents out of which excluding an extent of 1 Acre 56 Cents on the Northern Portion, the remaining extent of land on the Southern Portion measuring an extent of 3 Acre 3 Cents that is 909 Kuzhis that is 1,31,986.8 Square Feet that is 12,261.9 Square Meter out of which excluding the punjai maniaicut land which has already been sold, the remaining extent of land measuring as follows. **Item No.1 :** In Survey No.181 punjai maniaicut land admeasuring East-West on the North 35 Feet, East - West on the South 35 Feet, South - North on the East 70 Feet, South - North on the West 70 Feet thus in Total 2,450 Square Feet that is 227.6 Square Meter. **Item No.2 :** In Survey No.181 punjai maniaicut land admeasuring East-West on the North 70 Feet, East - West on the South 70 Feet, South - North on the West 70 Feet thus in Total 2,450 Square Feet that is 227.6 Square Meter. **Item No.3 :** In Survey No.181 punjai maniaicut land admeasuring East-West on the North 70 Feet, East - West on the South 70 Feet, South - North on the West 70 Feet thus in Total 2,450 Square Feet that is 227.6 Square Meter. **Item No.4 :** In Survey No.181 punjai maniaicut land admeasuring East-West on the North 70 Feet, East - West on the South 70 Feet, South - North on the East 35 Feet, South-North on the West 35 Feet thus in Total 2,450 Square Feet that is 227.6 Square Meter. **Item No.5 :** In Survey No.181 punjai maniaicut land admeasuring East-West on the North 70 Feet, East - West on the South 70 Feet, South - North on the East 41 Feet, South - North on the West 45.6 Feet thus in Total 3,027.5 Square Feet that is 281.3 Square Meter. **Item No.6 :** In Survey No.181 punjai maniaicut land admeasuring East-West on the North 104 Feet, East-West on the South 91 Feet, South - North on the East 32 Feet, South-North on the West 35 Feet thus in Total 3,266 Square Feet that is 303.4 Square Meter. **Item No.7 :** In Survey No.181 punjai maniaicut land admeasuring East - West on the North 91 Feet, East-West on the South 77 Feet, South - North on the East 40 Feet, South - North on the West 40 Feet thus in Total 3,360 Square Feet that is 312.2 Square Meter. **Item No.8 :** In Survey No.181 punjai maniaicut land admeasuring East - West on the North 77 Feet, East - West on the South 70 Feet, South - North on the East 40 Feet, South - North on the West 40 Feet thus in Total 2,940 Square Feet that is 273 Square Meter. **Item No.9 :** In Survey No.181 punjai maniaicut land admeasuring East - West on the North 70 Feet, East - West on the South 68 Feet, South - North on the East 40 Feet, South - North on the West 40 Feet thus in Total 2,760 Square Feet that is 256.4 Square Meter. Total Extent of Item No.1 to 9 is : 25,153.5 Square Feet that is 2,136.8 Square Meter that is 57-2/3 Cents that is 173 Kuzhis. Boundaries for Item No.1 to 9 : East of South - North Road West of : Pattukkottai Town Municipal Boundary Line, North of Item No.10 to 18 : belongs to Latha, South of Remaining extent of land measuring 1 Acre 56 Cents in Survey No.181 purchased by Elangovan. In Thanjavur District, in Pattukkottai Registration District, in Pattukkottai No.1 Joint Sub-Registration District, in Pattukkottai Taluk, at No.78 - Maharajasamuthiram Village, at Shriraman V.N.S. Nagar within the limit of Pattukkottai Municipality. In Survey No.182 punjai maniaicut land measuring a total extent of Hectare 1.12.5 Ares that is 2 Acre 78 Cents out of which the extent of land measuring as follows : **Item No.10 :** In Survey No.182 punjai maniaicut land measuring 33-1/3 Cents that is 100 Kuzhis that is 14,520 Square Feet that is 1,348.9 Square Meter out of which punjai maniaicut land admeasuring East-West on the North 60.5 Feet, East-West on the South 60 Feet, South-North on the East 51 Feet, South - North on the West 44 Feet thus in Total 2,861 Square Feet that is 265.8 Square Meter. Measured under Town Survey as TS No. 57-2 Ward - A, Block No.39 comprises a total extent of 1,354 Square Meter. **Item No.11 :** In Survey No.182 punjai maniaicut land measuring 33-1/3 Cents that is 100 Kuzhis that is 14,520 Square Feet that is 1,348.9 Square Meter out of which punjai maniaicut land measuring an extent of 1,500 Square Feet that is 139.3 Square Meter. Measured under Town Survey as TS No.57-2 Ward - A, Block No.39 comprises a total extent of 1,354 Square Meter. **Item No.12 :** In Survey No.182 punjai maniaicut land, on the Southern Portion measuring 1 Acre 19-2/3 Cents that is 359 Kuzhis that is 52,126.8 Square Feet that is 4,842.7 Square Meter out of which punjai maniaicut land measuring an extent of 900 Square Feet that is 83.6 Square Meter Measured under Town Survey as TS No.57-3. Ward - A, Block No.39 comprises a total extent of 4,220 Square Meter. **Item Nos.11, 12 admeasuring :** East-West on the North 60 Feet, East-West : on the South 60 Feet, South - North on the East 40 Feet, South-North on the West 40 Feet thus in Total 2,400 Square Feet that is 222.9 Square Meter. **Item No.13 :** In Survey No.182 punjai maniaicut land, on the Southern Portion measuring 1 Acre 19-2/3 Cents that is 359 Kuzhis that is 52,126.8 Square Feet that is 4,842.7 Square Meter out of which punjai maniaicut land admeasuring East - West on the North 60 Feet, East - West on the South 60 Feet, South - North on the East 40 Feet, South - North on the West 40 Feet thus in Total 2,400 Square Feet that is 222.9 Square Meter. Measured under Town Survey as TS No.57-3, Ward - A, Block No. 39 comprises a total extent of 4,220 Square Meter. Boundaries for Item No.10 to 13 : East of South - North Road, West of, North of Lands belongs to Latha, South of Elangovan punjai. **Item No.14 :** In Survey No.182 punjai maniaicut land measuring 33-1/3 Cents that is 100 Kuzhis that is 14,520 Square Feet that is 1,348.9 Square Meter out of which punjai maniaicut land measuring an extent of 62 Square Feet that is 5.8 Square Meter. Measured under Town Survey as TS No.57-2 Ward-A, Block No - 39 comprises a total extent of 1,354 Square Meter. **Item No.15 :** In Survey No.181 punjai maniaicut land measuring a total extent of 4 Acre 59 Cents out of which excluding an extent of 1 Acre 56 Cents on the Northern Portion, the remaining extent of land on the Southern Portion measuring an extent of 3 Acre 3 Cents that is 909 Kuzhis that is 1,31,986.8 Square Feet that is 12,261.9 Square Meter out of which punjai maniaicut land measuring an extent of 2,338 Square Feet that is 217.2 Square Meter. **Item No.14, 15 admeasuring :** East-West on the North 60 Feet, East - West on the South 60 Feet, South - North on the East 40 Feet, South - North on the West 40 Feet thus

In Total 2,400 Square Feet that is 222.9 Square Meter. **Item No.16 :** In Survey No.182 punjai maniaicut land measuring 33-1/3 Cents that is 100 Kuzhis that is 14,520 Square Feet that is 1,348.9 Square Meter out of which punjai maniaicut land measuring an extent of 195 Square Feet that is 18 Square Meter. Measured under Town Survey as TS No.57-2 Ward - A, Block No.39 comprises a total extent of 1,354 Square Meter. **Item No.17 :** In Survey No.181 punjai maniaicut land measuring a total extent of 4 Acre 59 Cents out of which excluding an extent of 1 Acre 56 Cents on the Northern Portion, the remaining extent of land on the Southern Portion measuring an extent of 3 Acre 3 Cents that is 909 Kuzhis that is 1,31,986.8 Square Feet that is 12,261.9 Square Meter out of which punjai maniaicut land measuring an extent of 1,605 Square Feet that is 149 Square Meter. **Item No.16, 17 admeasuring :** East - West on the North 60 Feet, East - West on the South 60 Feet, South - North on the East 30 Feet, South North on the West 30 Feet thus in Total 1,800 Square Feet that is 167 Square Meter. **Item No.18 :** In Survey No.182 punjai maniaicut land, on the Southern Portion measuring 1 Acre 19 - 2/3 Cents that is 359 Kuzhis that is 52,126.8 Square Feet that is 4,842.7 Square Meter out of which punjai maniaicut land admeasuring East - West on the North 60 Feet, East - West on the South 60 Feet, South - North on the East 28 Feet, South - North on the West 21 Feet thus in Total 1,470 Square Feet that is 136.6 Square Meter. Measured under Town Survey as TS No.57-3, Ward-A, Block No.39 comprises a total extent of 4,220 Square Meter. Total Extent of Item Nos.10 to 18 is : 13,331 Square Feet that is 1,238.5 Square Meter that is 30 - 2/3 Cents that is 91 Kuzhis. Boundaries for Item Nos.14 to 18 : East of, North of Property belongs to Latha, West of South - North Road, South of Elangovan punjai.

A Schedule Property **Item Nos.10 to 14, 16, 18, Measured** under Town Survey as TS No. 57 - 6 (Old TS No.57 - 3), Extent 339 Square Meter that is 3,649 Square Feet, TS No.57 - 7 (Old TS No.57 - 2) Extent 533 Square Meter, that is 5,737.2 Square Feet, thus in total 872 Square Meter, that is 9,386.2 Square Feet. A - Schedule Property **Item Nos.1 to 9, 15, 17, Measured** under Town Survey as TS No.62 - 4 (Old TS No.62 - 1), Extent 386 Square Meter, that is 3,939.6 Square Feet, TS No. 62 - 7 (Old TS No.62 - 1), Extent 2,102 Square Meter, that is 22,626 Square Feet, TS No. 62 - 9 (Old TS No.62 - 1), Extent 1145 Square Meter, that is 12,324.8 Square Feet, thus in total an extent of 3,613 Square Meter, that is 38,890.4 Square Feet out of which excluding an extent of 910 Square Meter that is 9,794.9 Square Feet the remaining extent of land measuring an extent of 2,703 Square Meter that is 29,095.5 Square Feet. Total Extent of Item Nos.1 to 18 is : 38484.5 Square Feet.

Schedule - B : (Property Owned by Ms. V. Meera, D/o. Venkatraman)

In Thanjavur District, in Pattukkottai Registration District, in Pattukkottai No.1 Joint Sub-Registration District, in Pattukkottai Taluk, at No.78, Maharajasamuthiram Village, at Shriraman V.N.S. Nagar within the limit of Pattukkottai Municipality. In Survey No.181 punjai maniaicut land measuring a total extent of 4 Acre 59 Cents out of which excluding an extent of 1 Acre 56 Cents on the Northern Portion, the remaining extent of land on the Southern Portion measuring an extent of 3 Acre 3 Cents that is 909 Kuzhis that is 1,31,986.8 Square Feet that is 12,261.9 Square Meter out of which excluding the punjai maniaicut land which has already been sold, the remaining extent of land measuring as follows : **Item No.1 :** In Survey No.181 punjai maniaicut land admeasuring East - West on the North 70 Feet, East - West on the South 70 Feet, South - North on the East 45.6 Feet, South - North on the West 50 Feet thus in Total 3,342.5 Square Feet that is 310.5 Square Meter. **Item No.2 :** In Survey No.181 punjai maniaicut land admeasuring East - West on the North 70 Feet, East - West on the South 70 Feet, South - North on the East 35 Feet, South - North on the West 35 Feet thus in Total 2,450 Square Feet that is 227.6 Square Meter. **Item No.3 :** In Survey No.181 punjai maniaicut land admeasuring East - West on the North 35 Feet, East - West on the South 35 Feet, South - North on the West 70 Feet thus in Total 2,450 Square Feet that is 227.6 Square Meter. Total Extent of Item No.1 to 3 is : 8,242.5 Square Feet that is 765.7 Square Meter that is 19 Cents that is 57 Kuzhis. Measured under Town Survey as TS No.62 - 6 (Old TS No.62 - 1) measuring an extent of 533 Square Meter that is 5,791 Square Feet and TS No.62 - 8 (Old TS No.62 - 1) measuring an extent of 228 Square Meter that is 2,454 Square Feet, thus in total 766 Square Meter that is 8,245 Square Feet, In Ward - A, Block No.39. Boundaries for Item No.1, 2 : East of South - North 23 Feet Breadth Road, West of, North of Property belongs to Latha, South of Elangovan punjai land. Boundaries for Item No.3 : East of, South of, West of Property belongs to Latha, North of East - West Road..

Reserve Price : Rs.3,85,00,000/-
(Rupees Three Crore Eighty Five Lakh only) (For Schedule - A & B)

RE-AUCTION DETAILS

Date of Re-Tender-cum-Auction Sale	Venue
09-08-2024	City Union Bank Limited, Pattukkottai Branch, No.80, Thalayari Street, Pattukkottai, Thanjavur - 614601. Telephone No.04373-252293, Cell No.9362710224.

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, Pattukkottai Branch, No.80, Thalayari Street, Pattukkottai, Thanjavur - 614601.** (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.04373-252293, Cell No.9362710224.** (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 : 16-07-2024 **Authorised Officer**

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