



CUB
TRUST AND EXCELLENCE
SINCE 1904

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 undementioned security debts due to the Bank, together with further interest and other expenses and any other dues to the bank by the borrowers/guarantors

PART - 1

Name of the Borrowers : 1.M/s.Madukkur Cable Networks, No.23,Swaminathan Building, Bajanaimada Street, Madukkur - 614903. 2.Mr.D.Rajapandian, S/o.Dhanaraj, D.No.2/218A, No.45, Agraharam Main Road, Vikraman Village (Po), Madukkur, Pattukkottai Taluk, Thanjavur Dist - 614903. 3.Mrs.Selvalakshmi, W/o.D.Rajapandian, D.No.2/218A, No.45, Agraharam Main Road, Vikraman Village (Po), Madukkur, Pattukkottai Taluk, Thanjavur Dist - 614903.

Outstanding Liability Amount : Rs.35,10,034/- (Rupees Thirty Five Lakh Ten Thousand and Thirty Four Only) -as on 18.07.2025 together with further interest to be charged from 19.07.2025 onwards, other expenses and any other dues to the bank by the borrowers/guarantors

Description of the Immovable Properties Mortgaged to our Bank	Reserve Price	Date & Time of Auction
Property Owned By Mr.D.Rajapandian Land and any superstructure existing and to be put up there on situated in Thanjavur District, Pattukkottai Registration District, Madukkur Sub Registration District Pattukkottai Taluk, No.45, Vikramam Village, S.No.154/7, Punjai site measuring 0.16 cents, S.No.154/1, Punjai site measuring 0.04 cents Southern Side. Total extent of 0.20 cents with newly constructed RCC Terraced House with RCC Slab, Shed with Compound Wall, Bore Well Coconut Trees-6, Neem Tree-1 including Door No.2/218 Electric Connection No.420.Total extent 0.20 Cents (60 Kulis), Boundaries : North of : Shanmuga Velalar and others Property, East of : Sirumelkudi Road, South of : P.Panchatsaram Punjai, West of : Backiyam Ammal, within Vikaramam Panchayat Union limits, Measurements : 0.16 cents + 0.04 Cents, total extent 0.20 Cents (60 Kulis) Measurements for RCC Terraced house: East West both sides 54 1/2 ft, North South both sides 22 1/2 ft. Measurements for First floor : East West 14 1/2 ft, North South 32 1/4 ft.	Rs.59,00,000/- (Rupees Fifty Nine Lakh Only)	29.08.2025 at 01.00 PM

PART - 2

Name of the Borrowers : No.1.M/s.Beema Hardwares, No.48/2, Main Road, Madukkur, Pattukkottai Taluk, Thanjavur District - 614903. No.2.Mrs.K.Manimekalai, W/o.S.Kaliamoorthy, No.39 A, Sirankudi North Village, Madukkur, Pattukkottai Taluk, Thanjavur District - 614903. No.3.Mr.S.Kaliamoorthy, S/o.Samikannu, No.39 A, Sirankudi North Village, Madukkur, Pattukkottai Taluk, Thanjavur District - 614903.

Outstanding Liability Amount : Rs.99,50,468/- (Rupees Ninety Nine Lakh Fifty Thousand Four Hundred and Sixty Eight Only) as on 18.07.2025 together with further interest to be charged from 19.07.2025 onwards, other expenses and any other dues to the bank by the borrowers/guarantors.

Description of the Immovable Properties Mortgaged to our Bank	Reserve Price	Date & Time of Auction
Schedule- A (Property Owned By Mrs.K.Manimekalai) In Thanjavur District, in Pattukkottai Registration District, in Madukkur Sub Registration District, in Pattukkottai Taluk, at No:36 Madukkur North Village, in Survey No.117-1, which had comprised a total extent of 0.24.5 Ares that is 60.5 Cents out of which in the New Survey No.117-1B, Punjai Manaicat land measuring an extent of 0.17-1/3 Cents that is 0.07.0 Ares that is 52 Kuzhis that is 7550.40 Sq.feet (Lodged in Patta No :1771). Including a terraced House building with Ground Floor, First Floor, Ground Floor building Measuring plinth area 1688.87 Sq.ft., First Floor building measuring Plinth Area 1135.75 Sq.ft., Portico in Ground Floor Measuring plinth area 157.5 Sq.ft., First Floor Balcony measuring Plinth area 157.5 Sq.ft., rear side lean to Mangalore Tiled Roof Kitchen building in the Ground Floor Measuring plinth area is 103.25 Sq.ft., rear side AC roof shed in Ground Floor Measuring plinth area 103.25 Sq.ft., rear side AC sheet roof shed in Ground Floor size 252.56 Sq.ft., rear side RCC open stair case with Toilet Block, Separate AC Sheet Toilet Block in the Ground Floor size 85.75 Sq.ft., separate Galvalum Sheet Roof Car Parking Shed in the Ground Floor size 139.12 Sq.ft., separate water Storage Sump, Borewell with 1.5 HP Sub Mersible Electric Motor, Pump, Accessories, Compound Wall existing on the East, on the North, on the West, Building bearing Door No: 2/46 B, including Electricity Service Connection Number 1022,1041 (3102,3114) Boundaries: East of Wari and Road, South of Sivasankar Punjai, West of Balasubramanian Punjai, North of Maarimuthu Punjai.	Rs.1,06,00,000/- (Rupees One Crore Six Lakh Only)	29.08.2025 at 02.00 PM
Schedule B (Property Owned By Mrs.K.Manimekalai) Land and any superstructure existing and to be put up there on situated in Thanjavur District, In Pattukkottai Registration District, In Madukkur Sub - Registration District in Pattukkottai Taluk, at 36 Madukkur South Village, Main Road, Madukkur Village, within the Limit of Madukkur Town Panchayat Old survey No.461/3B3, as per patta No: 2242 New Sub Division S.No : 461/3B3C Land measuring an extent of 871.20 Square Feet Boundaries: North of 10 Feet common pathway, South of Marimuthu Manal, East of Vanjilingam and others Manai, West of Minor.Sri Guna Manai.	Rs.25,50,000/- (Rupees Twenty Five Lakh Fifty Thousand Only)	29.08.2025 at 02.00 PM

Venue of Tender-cum-Auction :

City Union Bank Limited, Madukkur Branch, 373/4, Mas City Tower, Pattukkottai Mannargudi Main Road, Madukkur, Thanjavur - 614903. Telephone No: 04373-260026, Mobile No: 9380351783.

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. Madukkur Branch, 373/4, Mas City Tower, Pattukkottai Mannargudi Main Road, Madukkur, Thanjavur - 614903.** (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 PM for PART - 2** 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: 04373-260026, Mobile No: 9380351783.** (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 for PART - 1 and 02.00 PM for PART - 2** 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: 21.07.2025

Authorised Officer

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

Size : 12 x 30 Cm