



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

RE-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.1,05,32,621/- (Rupees One Crore Five Lakh Thirty Two Thousand Six Hundred and Twenty One Only)** as on **04.04.2025** together with further interest to be charged from **05.04.2025** onwards, other expenses and any other dues to the bank by the borrowers/guarantors **No.1.M/s.SRK Building Mall, Rep.by its Proprietor Mr.S.Vimalpandian No.1/353/-1, New Natham Main Road, Kannanendal Panchayat VOC Nagar, Madurai - 625012. No.2.Mr.S. Vimalpandian, S/o. Subbiah, No.9, Annaivelu Nagar, Thavasipudur, Karuvanur, Madurai - 625014 Also at, Mr.S.Vimalpandian, S/o.Subbiah, No.378-H, G.Kamaraj-K.Amutha Illam, Jeevanathi Street, Godhavari Street, Iyyer Bunglow to Anaiyur Road, Gnanam Store Bus Stop Madurai - 625017. No.3.Mrs. P.Gowsalya, W/o.S.Vimalpandian, No.9, Annaivelu Nagar, Thavasipudur, Karuvanur Madurai - 625014 Also at, Mrs.P.Gowsalya, W/o. S.Vimalpandian, No.378-H, G.Kamaraj-K.Amutha Illam, Jeevanathi Street, Godhavari Street, Iyyer Bunglow to Anaiyur Road, Gnanam Store Bus Stop Madurai - 625017**

SCHEDULE OF PROPERTY/IES

Immovable Property Mortgaged to our Bank

Schedule A (Property Owned By Mr.S.Vimalpandian)

In Madurai District, Madurai North Registration District, Chokkikulam Sub Registrar Office, At present Chokkikulam (Madurai North) Sub Registrar Office, Madurai No.34, Karuvanur Village, Patta No.172, Old S.No.122/2B & 122/2C Land at present R.S.No.122/2B for an extent 0.36.0 Hectares i.e., 89 Cents Nanjai Land, which are Divided into several Plots name and style of Annai Velu Nagar in that S.No.122/2B in that particularly Plot No.34A in that Northern Side Plot No.34 (N) House site **Bounded on : On the North : Owner Use - 11 & Plot No.48, On the East : 20 Feet wide Common Road, On the South : Plot No.34A Kannathals Southern Side House, 30 Feet wide Road, On the West : S.No.121 Measuring : East West on Northern Side 32 Feet, East West on the Southern Side 49 Feet, North South on Eastern Side 30 Feet, North South on Western Side 30 Feet, Total Measuring for an extent 1215 Sq.ft., (i.e., 112.88 Sq.meter) The above said Plots as per Madurai local Planning authority vide Ma.Va/Ma.Va.thi/Ku.No.262 (R) 2018 (Koppu No.1814/2018/Mathi) DTCPP Approval Madurai West Panchayat vide No.Ka.No.2406/2018/Thi1 dated 19.06.2018. The above said property situated in Karuvanur Panchayat limit.**

Reserve Price for Schedule A : Rs.12,00,000/- (Rupees Twelve Lakh Only)

Schedule C (Property Owned By Mr.S.Vimalpandian)

In Madurai District, Madurai North Registration District, Chokkikulam Sub Registrar Office, At Present Chettikulam (Madurai North) Sub Registrar Office, Madurai North Taluk, Thiruppalai Group, Sirudhur Village, Patta No.412, Old S.No.209/2, Acre 1 Cents 46 Present New S.No.209/5, Acre 1 Cent 46 as per Settlement R.S.No.209/5C, Cent 90 and R.S.No.209/5A, Cent 43 was divided in that R.No.209/5C, Cents 90 now present as per U.D.R. Patta No.1882, U.D.R.S.No.68/5C Hectares 0.36.5 Land was Divided a House site Plots in that, Plot No.15, S.No.68/5C **Bounded by : North by : Plot No.14, South by : Plot No.16, East by : 23 Feet wide East West Common Road, West by : Plot No.9 & R.S.No.69, Measuring : East West on Northern Side 92.6 Feet, East West on Southern side 76.6 Feet, North South on Eastern side 40 Feet, North South on Western side 20.9 + 31.10 feet Totalling (As Per Plan) 3625 Sq.feet. 2.Plot No.14, S.No.68/5C a **Bounded by : North by : Plot No.12, South by : Plot No.15, East by : 23 Feet wide East West Common Road, West By : Plot No.9, Measuring : East West on Northern side 89.9 Feet, East West on Southern side 97.6 Feet, North South on Eastern side 40.6 Feet, North South on Western side 40 Feet Totalling (as per plan) 3730 Sq.feet. 3.Plot No.14A, S.No.68/5C a **Bounded by : North by : Plot No.9, South by : Building, East by : Plot No.14, West by : Building Measuring Totalling 900Sq.feet, Totally to Plot Nos.15, 14 & 14A Sq.feet, Totally to Plot Nos.15, 14 & 14A Sq.feet 8255.******

Schedule C1: Above Said Property, Undivided share of 544 Sq.feet of land on prorated basis for the Purchasers of the Flats, comprised in the combined extent of 8225 Square feet as described in Schedule C.

Schedule C2: Residential Apartments Bearing No.1 in D Block Second Floor of Annaivelu Apartments build in Schedule C Property and Measuring of 1319 Sq.ft., of Super Built up Area inclusive of Proportionate Share in common Area such as Passage, Lobbies, Lifts, Staircases and other Area of common use and one Car Parking slot and E.B. Connection with Deposit, Bearing No.05-006-011-2472 Door Frames/s, Door/s, Windows, Electric Connections, Wiring, Switches, Latrine and Bathroom, Drainage with Deposit, Common Pathway, Water Courses, Bore Well with Motors, Motors, Compound walls on all sides, Terrace, Water Tanks in the Terrace, Maintenance Deposit and Charges with common Enjoyment Rights of the Apartments. Above said Property is situated in the present Corporation Ward No.25, Door No.1/165-4, B2, Meenakshi Amman

Nagar, Assessment No.115/025/00207 Old Assessment No.115/347426.Present Sub Division No. 68/5C 1A1A 1A. The Above Property is situated within the limits of Madurai Corporation.

Reserve Price for Schedule C : Rs.55,00,000/- (Rupees Fifty Five Lakh Only)

Schedule D (Property Owned By Mr.S.Vimalpandian)

In Madurai District, Madurai North Registration District, Chokkikulam Sub Registrar Office, At Present Chettikulam (Madurai North) Sub Registrar Office, Madurai North Taluk, Thiruppalai Group, Sirudhur Village, Patta No.412, Old S.No.209/2, 1 Acre 46 Cents Present New Survey No.209/5, 1 Acre 46 Cents as per Settlement Re-Survey No.209/5C, 90 Cents and Re-Survey No.209/5A, 43 Cents was Divided in that Re-Survey No.209/5C, 90 Cents now present as per U.D.R. Survey No.68/5C Hectare 0.36.5 Land was Divided a House site Plots in that, Plot No.15, Survey No.68/5C and **Bounded By: North by : Plot No.14, South by : Plot No.16, East by : 23 Feet wide East West Common Road, West by : Plot No.9 & R.S.No.69 Measuring East West on Northern Side 92.6 Feet, East West on Southern Side 76.6 Feet, North South on Eastern Side 40 Feet, North South on Western side 20.9 + 31.10 Feet, Totalling (as per plan) 3625 Sq.feet. 2.Plot No.14, Survey No.68/5C a **Bounded by: North by : Plot No.12, South by : Plot No.15, East by : 23 Feet wide East West Common Road, West by : Plot No.9 Measuring East West on Northern Side 89.9 Feet, East West on Southern Side 97.6 Feet, North South on Eastern Side 40.6 Feet, North South on Western side 40 Feet, Totalling (as per plan) 3730 Sq.feet. 3.Plot No.14A, Survey No.68/5C a **Bounded by: North by : Plot No.9, South by : Building, East by : Plot No.14, West by : Building Measuring Totalling 900 Sq.feet, Totally to Plot Nos.15, 14 & 14A Sq.feet 8255.******

Schedule D1: Above Said Property, Undivided Share of 544 Sq.feet of Land on Prorated Basis for the Purchasers of the Flats, comprised in the combined extent of 8225 Square feet as Described in Schedule D.

Schedule D2: The Residential Apartments Flat No.1 in D Block, First Floor Of Annaivelu Apartments Build in Schedule D Property and Measuring of 1319 Sq.ft of Super Built up Area inclusive of Proportionate share in common Area such as Passage, Lobbies, Lifts, Staircases and other Area of common use and one Car Parking Slot and E.B.Connection with Deposit, Bearing No.05-006-011-2471, Door Frame/s, Door/s, Windows, Electric Connections, Wiring, Switches, Latrine and Bathroom, Drainage with Deposit, Common Pathway, Water Courses, Bore well with motors, Motors, Compound walls on all sides, Terrace, Water Tanks in the Terrace, Maintenance Deposit and Charges with common Enjoyment Rights of the Apartments. Comprised in this Deed of Sale. Above said Property is situated in the present Corporation Ward No.25, Door No.1/165-4, B4, Meenakshi Amman Nagar Surya Nagar (Extension), Assessment No.115/025/00209 Old Assessment No.115/347430. Present Sub Division No.68/5C1A1A1A. The Above Property is situated within the Limits of Madurai Corporation.

Reserve Price for Schedule D : Rs.55,00,000/- (Rupees Fifty Five Lakh Only)

RE-AUCTION DETAILS

Date of Re-Tender-cum-Auction Sale	Venue
20.08.2025	City Union Bank Limited, Thiruppalai Branch, D.No.209, 5th Street, Poriyalar Nagar, Thiruppalai, Madurai Thiruppalai - 625014 Phone No: 0452-2681030, Cell No: 9361733188, 8925876331.

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 Ltd., Thiruppalai Branch, D.No.209, 5th Street, Poriyalar Nagar, Thiruppalai, Madurai Thiruppalai - 625014.** (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 Re-Tender-cum-Auction Sale hereby notified. (4) For inspection of the property and other particulars, the intending purchaser may contact **Telephone No: 0452-2681030, Cell No: 9361733188, 8925876331.** (5) The properties 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 Re-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: 28.07.2025

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

