



# 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](mailto: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.7,34,82,645/- (Rupees Seven Crore Thirty Four Lakh Eighty Two Thousand Six Hundred and Forty Five Only)** as on 11.03.2025 together with further interest to be charged from 12.03.2025 onwards, other expenses and any other dues to the bank by the borrowers/ guarantors **No.1.M/s.Sri Vanni Thangam Food Products, No. 69, Bharathihasan Street, Kovilpatti, Thoothukudi Dist-628501. No.2.Mr.M.Senthilkaniraja, S/o.S.V.C.Muneeswaran, No.5C2/6, Rajeev Nagar 2nd Street, Kovilpatti, Thoothukudi Dist - 628501. Also at, Mr.M. Senthilkaniraja, S/o.S.V.C.Muneeswaran, No.147/6, Rajeev Nagar 3rd Street, Kovilpatti, Thoothukudi Dist-628501. No.3.Mrs.S.Laxmi, W/o.M.Senthilkaniraja, No. 5C2/6, Rajeev Nagar 2nd Street, Kovilpatti, Thoothukudi Dist-628501. Also at, Mrs.S.Laxmi, W/o.M.Senthilkaniraja, No.147/6, Rajeev Nagar 3rd Street, Kovilpatti, Thoothukudi Dist-628501. No.4.M/s.Anugraha Flour Mills, No.32, Bharadidhasan Street, Kovilpatti, Thoothukudi Dist-628501. No.5.M/s.Neha Eddible Products, No.32/33, Bharadidhasan Street, Kovilpatti, Thoothukudi Dist-628501.**

**Note 1:** That our 128-Kovilpatti Branch has also extended financial assistance (CUB OSL SPECIAL-BR:501812080079853) dated 05-Jul-2021 requested by No 1. of you represented by No. 2 of you as Proprietor for which No.2 & 3 of you stood as Co-obligants for the facility for a total amount of Rs.55,00,000/- at a ROI of 10.00% The same has been also classified as NPA on 04-Jul-2022 and the outstanding balance as on 11.03.2025 is Rs.79,24,418/- plus further interest and penal interest of 2.00% with monthly rests to be charged from 12.03.2025 till the date of realization

**Note 2:** That our 128-Kovilpatti Branch has also extended financial assistance (ECLGS 1.0 EXTENSION: 501812080088531) dated 30-Mar-2022 requested by No 1. of you represented by No. 2 of you as Proprietor for which No.2 & 3 of you stood as Co-obligants for the facility for a total amount of Rs.35,90,000/- at a ROI of 8.50% The same has been also classified as NPA on 04-Jul-2022 and the outstanding balance as on 11.03.2025 is Rs.47,81,132/- plus further interest and penal interest of 2.00% with monthly rests to be charged from 12.03.2025 till the date of realization

### SCHEDULE OF PROPERTIES

#### Immovable Properties Mortgaged to our Bank

##### Schedule B (Property Owned By Mr.M.Senthilkaniraja)

Land and building situated at Palayamkottai, Sub Registration Circle of Kovilpatti, Pandavamangalam Village Survey Number-596-2A2A1A1 (Before Sub Division S.No.596/2A) The Property is **Bounded North by:** Land sold to Mr.Varatharajan and Mrs.Jegathivaratharaj, **East by:** House belongs to Mr.Jeyabai and Mr.Varatharaj Vagayara, **West by:** Land and Building belongs to Mr.Murugesapandian, **South by:** 20 Feet wide East-West 3rd Street **Extent:** East-West on the North 39.50 Feet and on the South-39.50 Feet North-South on the West-60 Feet and on the East-60 Feet that is 2,370 Sq.ft equal to 220.178 Sq.metre equal to 5.44 Cents with building bearing Door Number-147/6 Old No.5C2/6.

**Reserve Price : Rs.90,00,000/- (Rupees Ninety Lakh Only)**

##### Schedule C (Property Owned By Mr.M.Senthilkaniraja)

Land situated at Registration District of Palayamkottai, Sub-Registration District of Kovilpatti, Kovilpatti Municipality Limit, kovilpatti Town, Previous Ward No.8 and Ward Nos.14, 26, now New Ward No.31, Sasthri Nagar 1st Street, Kovilpatti previous Adangal No.125/2, New Survey Number 590/1A measuring 1 Acre 06 Cents, S.No.590/4A measuring 1 Acre 04 Cents, S.No.590/1B measuring 1 Acre 06 Cents, S.No.590/4B measuring 1 Acre 04 Cents, totally measures 4 Acre 20 Cents was promoted as layout by dividing into many plots. In which Western side of Plot Number-30 The Property is **Bounded North by:** 20 Feet wide East-West Theru **East by:** Western side of the Plot Number-30 belongs to Mrs.Chellammal **West by:** Plot Number 29 **South by:** Plot No.25 belongs to Senthil Kumar Vagayara **Extent :** East-West on the North-29 1/4 Feet and on the South - 29 1/4 Feet North-South on the West 52.50 Feet and on the East-50 3/4 Feet that is 1,510.031 Sq.ft equal to 140.285 Sq.Metre equal to 3.466 Cents.

**Reserve Price : Rs.14,00,000/- (Rupees Fourteen Lakh Only)**

##### Schedule D (Property Owned By Mr.M.Senthilkaniraja)

Land & Building situated at Registration District of Palayamkottai, Sub-Registration District of Kovilpatti, Kovilpatti Municipal limit, Ward Number-20 (previous Ward Numbers-9,16,18), Kassukarar Street, Kovilpatti Survey Number 444/1 The Property is **Bounded North by:** Land and Building belongs to Nadar Uravin Murai Sangam and East-West common wall, **East by:** House bearing Door Number 19 belongs to Thangaraj and South-North Common Wall, **West by:** House belongs to Avudaiaappan Chettiyar Vagayara and South-North common wall **South by:** House of Chinnasamy Nadar and South-North 4 1/2 Feet wide common pathway. **Extent:** East-West on the North 10 Feet and on the South-9 1/4 Feet North-South on the West and on the East-44 Feet that is 423.50 Sq.ft equal to 39.34 Sq.meter.

**Reserve Price : Rs.18,00,000/- (Rupees Eighteen Lakh Only)**

##### Schedule E (Property Owned By Mr.M.Senthilkaniraja)

ITEM 1 Land & Building situated at Palayamkottai Registration District, Kovilpatti Sub-Registration circle, Kovilpatti panchayat Union, Manthithoppu Panchayat Limit, Manthithoppu Survey Numbers-350/1A, 350/1B,

350/3. The Property is **Bounded North by:** 20 Feet wide East-West Road, **South by:** Plot Numbers-16, 5 **East by:** 20 Feet wide South-North Road **West by:** Plot Number-10 **Extent:** Plot Number-8 East-West on the North-25 Feet and on the South-36 Feet South-North on the East-53 Feet and on the West-50 Feet that is 1,570.75 Sq.Feet. Plot Number-9 East-West on the North-30 Feet and on the South-30 Feet South-North on the East-50 Feet and on the West-49.50 Feet that is 1,492.50 Sq.Feet. **ITEM 2** Land Situated at Palayamkottai Registration District, Kovilpatti, Sub-Registration Circle, Kovilpatti Panchayat Union, Manthithoppu Panchayat Limit, Manthithoppu Survey Numbers 350/1A, 350/1B, 350/3 The Property is **Bounded North by:** Plot Numbers 8, 9, 10, 11, 12 **South by:** 20 Feet Wide East West Road **East by:** 20 Feet Wide South North Road **West by:** Kovilpatti to Kurumalai Road **Extent Plot Number 13:** East-West on the North-58 and on the South-40.75 Feet South-North on the East 48.50 and on the West-51 Feet that is 2,456.40 Sq.feet **Plot Number 14:** East-West on the North-30 Feet and on the South-30 Feet South-North on the East-49.25 Feet and on the West-48.50 Feet that is 1,466.25 Sq.feet **Plot Number 15:** East-West on the North-30 Feet and on the South-30 Feet South-North on the East-50 Feet and on the West-49.25 Feet that is 1,488.75 Sq.feet **Plot Number 16:** East-West on the North-36 Feet and on the South-32 Feet South-North on the East-51.75 Feet and on the West-50 Feet that is 1,729 3/4 Sq.feet.

**Reserve Price : Rs.70,00,000/- (Rupees Seventy Lakh Only)**

##### Schedule G (Property Owned By Mr.M.Senthilkaniraja)

**ITEM 1** All the Piece and Parcel of Land situated in Registration District of Palayamkottai, Sub-Registration District of Kovilpatti, Kovilpatti Municipality Limit, Kovilpatti Town, Previous Ward No. 8 and Ward Nos.14, 26, now New Ward No.31, Sasthirnagar 1st Street, Kovilpatti Previous Adangal No.125/2, New S, No. 590/1A measuring 1 Acre 06 Cents, S.No.590/4A measuring 1 Acre 04 Cents, S.No. 590/1B measuring 1 Acre and 06 Cents, S.No.590/4B measuring 1 Acre 04 Cents, totally, measures 4 Acre 20 Cents was promoted as layout by dividing into many plots. In Which Plot No.28 measuring 3.925 Cents and there about **Bounded as follows:** **North by:** 20 Feet wide East-West Theru, **East by:** Plot No.29, **South by:** Plot No.27 belongs to Senthil Kumar, **West by:** Municipal School **Measuring** East-West on the North 31.25 Feet, on the South 31.50 Feet. North-South on the West 53.50 Feet, on the East 55.50 Feet I.E. 1,709.937 Sq. feet = 158.857 Sq.meter = 3.925 Cents **ITEM 2** All the Piece and Parcel of Land Situated in Registration District of Palayamkottai, Sub Registration District of Kovilpatti, Kovilpatti Municipality Limit, Kovilpatti Town, Previous Ward No.8 and Ward Nos.14, 26, now New Ward No.31, Sasthri Nagar 1st Street, Kovilpatti Previous Adangal No.125/2, New S.No.590/1A measuring 1 Acre 06 Cents, S.No.590/4A measuring 1 Acre 04 Cents, S.No.590/1B measuring 1 Acre 06 Cents, S.No.590/4B measuring 1 Acre 04 Cents, totally measures 4 Acre 20 Cents was promoted as layout by dividing into many Plots. In which Plot No.29 measuring 3.847 Cents and there about **Bounded as follows:** **North by:** 20 Feet Wide East-West Theru, **East by:** Plot No.30, **South by:** Plot No. 26 belongs to Senthil Kumar **West by:** Plot No.28 **Measuring** East-West on the North 31.75 Feet, on South 31.50 Feet. North-South on the West 53.50 feet, on the East 52.50 feet. i.e. 1,676.125 Sq.feet = 155.715 Sq.meter = 3.847 Cents

**Reserve Price : Rs.33,00,000/- (Rupees Thirty Three Lakh Only)**

##### Details of Re-Tender-cum-Auction Sale:

| Date of Re-Tender-cum- Auction Sale | Venue                                                                                                                                                           |
|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>20.08.2025</b>                   | City Union Bank Limited, Kovilpatti Branch,<br>794, Main Road, Kovilpatti, Thoothukudi - 628502<br>Telephone : 04632 - 228954, Cell No : 9367402608, 8925964899 |

##### 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., Kovilpatti Branch, 794, Main Road, Kovilpatti, Thoothukudi - 628502.** (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: 04632-228954, Cell No: 9367402608, 8925964899.** (5) The properties are sold on "As-is-where-is" and "As-is-what-is" "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](http://www.cityunionbank.com)

Size : 20 x 20 cms

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