



Size: 16 x 18 cm.



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 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.8,21,71,072/- (Rupees Eight Crore Twenty One Lakh Seventy One Thousand and Seventy Two only)** as on **04-03-2025** together with further interest to be charged from **05-03-2025** onwards and other expenses, any other dues to the Bank by the borrowers / guarantors **No.1) M/s. Balaji Properties, Represented by its sole proprietor Mr. Balayogi, No.10/1, N.V.N. Complex, S.P.H. Road, Manavala Nagar, Tiruvallur - 602002. No.2) Mr. V. Balayogi, S/o. Vadivelu, No.10/1, S.P.H. Road, Manavala Nagar, Tiruvallur - 602002. No.3) Mrs. B. Sunitha, W/o. Balayogi, V. No.10/1, S.P.H. Road, Manavala Nagar, Tiruvallur - 602002.**

Note : 1) That our **243-Thiruvallur Branch** has also extended Financial Assistance (CUB OSL SPECIAL-BR : 501812080056416) dated **27-09-2019** requested by No.2 of you for which No.3 of you stood as Co-obligants for the facility for a total amount of **Rs.25,00,000/-** at a ROI of **12%**. The same has been also classified as **NPA on 25-01-2019** and the outstanding balance as on **04-03-2025** is **Rs.45,14,669/-** plus further interest and penal interest of **2.00%** with monthly rests to be charged from **05-03-2025** till the date of realization.

2) That our **243-Thiruvallur Branch** has also extended Financial Assistance (CUB OSL SPECIAL-BR : 501812080049947) dated **18-03-2019** requested by No.1 of you represented by No.2 of you as Proprietor for which Nos.2 and 3 of you stood as Co-obligants for the facility for a total amount of **Rs.40,00,000/-** at a ROI of **11.50%**. The same has been also classified as **NPA on 31-10-2020** and the outstanding balance as on **04-03-2025** is **Rs.75,84,411/-** plus further interest and penal interest of **2.00%** with monthly rests to be charged from **05-03-2025** till the date of realization.

3) That our **243-Thiruvallur Branch** has also extended Financial Assistance (CUB OSL SPECIAL-BR : 501812080059994) dated **04-01-2020** requested by No.1 of you represented by No.2 of you as Proprietor for which Nos.2 and 3 of you stood as Co-obligants for the facility for a total amount of **Rs.27,50,000/-** at a ROI of **11.5%**. The same has been also classified as **NPA on 31-10-2020** and the outstanding balance as on **04-03-2025** is **Rs.50,99,695/-** plus further interest and penal interest of **2.00%** with monthly rests to be charged from **05-03-2025** till the date of realization.

Immovable Properties Mortgaged to our Bank

Schedule - B : (Property Owned by Mrs. B. Sunitha, W/o. Balayogi, V)

All that Piece and Parcel of RCC Terraced house with ground and First Floor and Ground situated at Tiruvallur Taluk and District, Kabilar Nagar, House Number 97, Vengathur, Kambur Street, Plot No.6, Comprised in Dry S.F.No.363/21B, Cold No.363/2, Ground Measuring East to West - 120 feet and North to South - 40 feet to an extent of 4,800 sq.feet in the following boundaries : East by : Vacant Site belongs to Kannaiiah Reddy, West by : 16 feet wide road, North by : Plot No.5 and South by : Vacant Site belongs to Chinna Kulanthai. Within this comprising a RCC Terraced House with all accessories, appurtenance and with E.B.Service Connection No.1855 and its Deposits, etc.,

Reserve Price : Rs.96,00,000/-

(Rupees Ninety Six Lakh only)

Schedule - C : (Property Owned by Mr. V. Balayogi, S/o. Vadivelu)

Tiruvallur District, Tiruvallur Taluk, in No.97, in Vengathur Village, in Old Survey Nos. 361/B 2 and 361/B2A, New Survey No.361/B/3 as per Patia No.3216, Plot No.8, Measuring an extent of 2,218 Sq.feet together with a tended House thereon in an extent of 800 Sq.feet. Bounded on the : On the North by : Kannaiappa Reddier Plots, On the South by : Site belonging to Chandran, On the East by : 15 feet Road, On the West by : Kannaiappa Reddier Plots. Measurements : On the East - 32 feet, On the West - 32 feet, On the North - 68.6 feet, On the South - 70 feet. Total Extent 2,218 Sq.feet, together with the Superstructure if any thereon.

Reserve Price : Rs.46,00,000/-

(Rupees Forty Six Lakh only)

Schedule - D : (Property Owned by Mr. V. Balayogi, S/o. Vadivelu)

All that piece and parcel of land and building measuring an extent of 2,686 square feet, out of 3,040 sq.ft. at Thulukanathamman Koil Street, Manavala Nagar, Vengathur Village, Thiruvallur Taluk Tiruvallur District, Manavala Nagar Sub-Registration District, Comprised in Punja Old S.No.356/1A, as per Patia No.4103, Now S.No.356/1A1A3 bounded as follows : North by - Muniammal Plot, South by - 10 feet Road, East by - Balaraman Plot, West by - 10 feet Road.

Measurements : East to West - 75 ft. Northern side; 77 feet on Southern North to South 40 ft. on Eastern side; 40 ft. on western side.

Reserve Price : Rs.86,00,000/-

(Rupees Eighty Six Lakh only)

Schedule - E : (Property Owned by Mrs. B. Sunitha, W/o. Balayogi, V)

Item No.1 : In Tiruvallur District, Tiruvallur Taluk, in Vengathur Madura, Vengathur Kandigai Village, in Thulukathamman Koil Street, in Survey No.356/1A, House site measuring an extent of 1,050 Sq.feet, on the Northern side, out of the Total Extent of 2,400 Sq.feet. Bounded on the : North by : 10 feet Road, South by : Item No.2 described under, East by : Rajendran Site, West by : Common Site. Measurements : East to West : 35 feet on both the sides, North to South : 30 feet on both the sides. Total Extent : 1,050 Sq.feet.

Item No.2 : In Tiruvallur District, Tiruvallur Taluk, in Vengathur Madura, Vengathur Kandigai Village, in Thulukanathamman Koil Street, in Survey No.356 / 1 A. House Site measuring an extent of 1,050 Sq.ft. on the Southern Side, Bounded on the : North by : Property Described in Item I, South by : Elumalai's House Site, East by : Rajendran's Site, West by : Sekar's Site. Measurements : East to West : 35 feet on Both the sides, North to South : 30 feet on Both the Sides. Total Extent : 1,050 Sq.feet.

Item No.3 : In Tiruvallur District, Tiruvallur Taluk, in Vengathur Madura, Vengathur Kandigai Village, in Thulukanathamman Koil Street, in Survey No.356 / 1 A, House Site measuring on extent of 1,218 Sq.ft. Bounded on the : North by : House Site belonging to the applicant, South by : Thulukanathamman Koil Street, East by : Dhatchayini's Site, West by : Munusamy's Site. Measurements : On the East : 60 feet, On the West : 60 feet, On the North : 20½ feet, On the South : 20 feet. Total Extent of Items 1 to 3 put together 3,318 Sq.feet.

Reserve Price : Rs.65,00,000/-

(Rupees Sixty Five Lakh only)

RE-AUCTION DETAILS

Date of Re-Tender-cum-Auction Sale	Venue
06-09-2025	City Union Bank Limited, Thiruvallur Branch, No.3568,Tamil Nadu Housing Board, Avadi Bye-pass Road, Kakkalur, Thiruvallur - 602001. Telephone No.044-27666636, Cell Nos.9344038603, 8925964901.

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, Thiruvallur Branch, No.3568, Tamil Nadu Housing Board, Avadi Bye-pass Road, Kakkalur, Thiruvallur - 602001.** (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.044-27666636, Cell Nos.9344038603, 8925964901.** (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 : 08-08-2025

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

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