



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,
Ph : 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 Rs.8,36,417/- (Rupees Eight Lakh Thirty Six Thousand Four Hundred and Seventeen only) as on 06-11-2024 together with further interest to be charged from 07-11-2024 onwards, other expenses and any other dues to the bank by the Borrowers / Guarantors No.1) M/s. STI Thirumagal Electronics, No.C-10, Sarathy Mansion Anna Salai, Officers Line, Vellore - 632004. No.2) Mrs. S. Latha, W/o. M. Saravanan, No.73, Ramar Bajana Kovil Street, Poonthottam, Velapadi, Vellore - 632001. No.3) Mr. M. Saravanan, S/o. Late Mohanan, No.73, Ramar Bajana Kovil Street, Poonthottam, Velapadi, Vellore - 632001. No.4) Mr. M. Vijayan, S/o. Late Mohanan, No.73, Ramar Bajana Kovil Street, Poonthottam, Velapadi, Vellore - 632001. No.5) Mr. M. Kathirselvam, S/o. Late Mohanan, No.73, Ramar Bajana Kovil Street, Poonthottam, Velapadi, Vellore - 632001. No.6) Mrs. K. Shanthi, W/o. Kathirselvam, No.73, Ramar Bajana Kovil Street, Poonthottam, Velapadi, Vellore - 632001. No.7) Mrs. G. Saraladevi, W/o. M. Gopinath, No.73, Ramar Bajana Kovil Street, Poonthottam, Velapadi, Vellore - 632001. No.8) Mrs. K. Selvi, W/o. M. Kathirkeyan, No.73, Ramar Bajana Kovil Street, Poonthottam, Velapadi, Vellore - 632001. No.9) Mrs. V. Anitha, W/o. M. Vijayan, No.73, Ramar Bajana Kovil Street, Poonthottam, Velapadi, Vellore - 632001. No.10) Mr. M. Gopinath, S/o. Late Mohanan, No.73, Ramar Bajana Kovil Street, Poonthottam, Velapadi, Vellore - 632001. No.11) Mr. M. Karthikeyan, S/o. Late Mohanan, No.73, Ramar Bajana Kovil Street, Poonthottam, Velapadi, Vellore - 632001.

Immovable Properties Mortgaged to our Bank

Schedule - A : (Property Owned by Mr. M. Gopinath & Mr. M. Karthikeyan Sons of Late Mohanan)

Item No. 1 : Vellore District, Vellore Registration District, Vellore Sub-District, Vellore Town, Revenue Ward No.2, Municipal Old Ward No.3, New Ward No.2, Block No.25, Town S.No. 1462, North Vellore Town, Katpadi Road @ Dharmaraja Koil Street Western Side, the RCC roofed shop building in Municipal Door No.7/1 bounded on the : East by : Katpadi Road @ Dharmaraja Koil Street; on the West by : Property of Arasathammakann Guru; on the South by : Property of G. Ponnudi; on the North by : Previously building of Natesa Mudaliar now Property of C. Janarthanan in this midst; East to West Northern Side 54½ feet, Southern Side 54½ feet, North to South Eastern Side 11 feet, Western Side 13 feet, Total extent 654 Sq. feet. This Site and the RCC Roofed Shop building constructed on the Road Side with all Doors and Windows, Electricity Wiring, Fittings, Meter and Meter Deposit, Water Connection and its deposit and all other affixtures. The present Door No. 7/1, Property Assessment No. 1448, Water Connection No. 681, Service Connection Nos. 41 & 42. This Property is situated within the local limits of Vellore City Municipal Corporation.

Reserve Price : Rs.1,33,00,000/- (Rupees One Crore Thirty Three Lakh only)

Schedule - C : (Property Owned by Mr. M. Kathirselvam, Mr. M. Gopinath, Mr. M. Saravanan Mr. M. Karthikeyan & M. Vijayan Sons of Late Mohanan)

Vellore District, Vellore Registration District, Vellore Sub-District, Vellore Taluk, Vellore Town, South Vellore Town, Revenue Ward No.4, Municipal Ward No.21, Block No.46, Town Survey No.2918, South Vellore Town, Kosapet, Anai Kulatharman Koil Irattaiavadai Street, on the Eastern road, the House in Municipal Door No.28, bounded on the : West by : the above Street; on the East by : Municipal Scavenger lane; on the South and North by : Houses of R. Kannan; in this midst the Site and the house measuring East to West including both the Side Walls 62 feet; North to South including both the Side Walls 24 feet; Total extent 1,488 Sq. feet. This Site and the Madras Terraced House and RCC Roofed House Constructed thereon with upstairs and with All Doors and Windows, Electricity Fittings, Wings, Service Connections, Meter and Meter Deposits, Lavatories, Staircase, Municipal Water Connection and Water Deposits, Well, Vacant Sites and all other affixtures. Door No.28, Property Tax Assessment No.28386, Water Connection No. 12479, Electricity Service Connection No. Salavanpet.633, Present Municipal Ward No.30. This Property is situated within the local limits of Vellore City Municipal Corporation.

Reserve Price : Rs.54,00,000/- (Rupees Fifty Four Lakh only)

Schedule - E : (Property Owned by Mr. M. Gopinath, S/o. Late Mohanan)

Vellore District, Vellore Registration District, Vellore Sub-District, Vellore Taluk, Vellore Town, South Vellore Town Revenue Ward No.4, Corporation Ward No.37, Block No.36, Town Survey No.2238/3 extent 0.03 Acres, Town Survey No.2238/4 extent 0.92 Acres in this 0.12 Acres in New Sub-division No.2238/4A, Town Survey No.2238/4 extent 0.92 Acres in this Northern Portion 0.23 Acres in this Velapadi, Ramar Bajana Kovil Street, the Property situated on the Northern Side row, Bounded on the : West by : Property of the L. Venugopal, V. Gopinath; on the East by : 2nd Common Way; on the South by : Property settled by M. Shanthi in favour of M. Kathirselvam; on the North by : Property settled by M. Saravanan; in this midst East to West 44½ feet, North to South 41 feet, Total 1,814¼ Sq. feet.

1st Common Way : Bounded on the West by : Property of L. Venugopal, V. Gopinath; on the East by : 2nd Common Way; on the South by : above said Street; on the North by : Property settled by M. Shanthi in favour of M. Kathirselvam; in this midst East to West 44½ feet, North to South 2¼ feet, Total extent 100 Sq. feet in this undivided 1/5 Share measuring 20 Sq. feet.

2nd Common Way : Bounded on the : West by the above said 1st Common Way and Properties settled in favour of M. Kathirselvam, M. Gopinath M. Saravanan, M. Karthikeyan; on the East by : Property of S.S. Mariyappa Nadar and Lillyammal and the below said 3rd Common Way; on the South by : above said Street; on the North by : Odai in this midst East to West 15½ feet, North to South 163 feet, Total 2,567¼ Sq. feet in this undivided 1/5 Share measuring 513¼ Sq. feet.

3rd Common Way : Bounded on the West by : the above said 2nd Common Way; on the East by : the Property settled by M. Shanthi in favour of M. Vijayan; on the South by : Property of S.S.S.M. Sivakumar; on the North by : Odai; in this midst East to West 15 feet, North to South 42 feet, Total 630 Sq. feet in this undivided 1/5 share measuring 126 Sq. feet.

In the above said 1, 2, 3 Common Ways there is no right for raising or constructing a separate building, otherwise the right of laying pipe lines, Electrical lines and Drainage Pipelines exist. Totally 2,473¼ Sq. feet (229.82 Sq. Meter). The above said Property is a Vacant Site. This Property is situated within in the local limits of Vellore City Municipal Corporation.

Reserve Price : Rs.98,00,000/- (Rupees Ninety Eight Lakh only)

Schedule - F : (Property Owned by Mr. M. Saravanan, S/o. Late Mohanan)

Vellore District, Vellore Registration District, Vellore Sub-District, Vellore Taluk, Vellore Town, South Vellore Town Revenue Ward No.4, Corporation Ward No.37, Block No.36, Town Survey

No.2238/3 extent 0.03 Acres, Town Survey No.2238/4 extent 0.92 Acres in this 0.12 Acres in New Sub-division No.2238/4A, Town Survey No.2238/4 extent 0.92 Acres in this Northern portion measuring 0.23 Acres, in this Velapadi, Ramar Bajana Kovil Street, the Property situated on the Northern Side row, Bounded on the : West by : Property of L. Venugopal, V. Gopinath; on the East by : 2nd Common Way; on the South by : Property settled by M. Shanthi in favour of M. Gopinath; on the North by : Property settled by M. Shanthi in favour of M. Karthikeyan; in this midst East to West 44½ feet, North to South 41 feet, Total 1,814¼ Sq. feet.

1st Common Way : Bounded on the : West by : Property of L. Venugopal, V. Gopinath; on the East by : 2nd Common Way; on the South by : above said Street; on the North by : Property settled by M. Shanthi in favour of M. Kathirselvam; in this midst East to West 44½ feet, North to South 2¼ feet, Total extent 100 Sq. feet in this undivided 1/5 share measuring 20 Sq. feet.

2nd Common Way : Bounded on the : West by : the above said 1st Common Way and Properties settled in favour of M. Kathirselvam, M. Gopinath M. Saravanan, M. Karthikeyan; on the East by : Property of S.S. Mariyappa Nadar and Lillyammal and the below said 3rd Common Way; on the South by : above said Street; on the North by : Odai in this midst East to West 15½ feet, North to South 163 feet, Total 2,567¼ Sq. feet in this undivided 1/5 share measuring 513¼ Sq. feet.

3rd Common Way : Bounded on the : West by : the above said 2nd Common Way; on the East by : the Property settled by M. Shanthi in favour of M. Vijayan; on the South by : Property of S.S.S.M. Sivakumar; on the North by : Odai; in this midst East to West 15 feet, North to South 42 feet, Total 630 Sq. feet in this undivided 1/5 share measuring 126 Sq. feet.

Totally 2,473¼ Sq. feet. (229.82 Sq. Meter) of Vacant Site. For the above said property the drainage pipeline should be laid through the property of M. Karthikeyan and the repairs if any should be done by M. Saravanan only.

In the above said 1, 2, 3, Common Ways there is no right for raising or constructing a separate building, otherwise the right of laying pipe lines, Electrical Lines and Drainage Pipelines exist. Totally 2,473¼ Sq. feet. (229.82 Sq. Meter). The above said Property is a Vacant Site. This Property is situated within in the local limits of Vellore City Municipal Corporation.

Reserve Price : Rs.98,00,000/- (Rupees Ninety Eight Lakh only)

Schedule - G : (Property Owned by Mr. M. Karthikeyan, S/o. Late Mohanan)

Vellore District, Vellore Registration District, Vellore Sub-District, Vellore Taluk, Vellore Town, South Vellore Town Revenue Ward No.4, Corporation Ward No.27, Block No.36, Town Survey No.2238/3 Extent 0.03 Acres, Town Survey No.2238/4 Extent 0.92 Acres in this 0.12 Acres in New Sub-division No.2238/4A, Town Survey No.2238/4 extent 0.92 acres in this Northern portion 0.23 Acres in this Velapadi, Ramar Bajana Kovil Street, the Property situated on the Northern Side row, Bounded on the : West by : Property of the L. Venugopal, V. Gopinath; on the East by : 2nd Common Way; on the South by : Property settled by M. Shanthi in favour of M. Saravanan; on the North by : Kanar; in this midst East to West 44½ feet, North to South 37¼ feet, total 1,670¼ Sq. feet.

1st Common Way : Bounded on the West by : Property of L. Venugopal, V. Gopinath; on the East by : 2nd Common Way; on the South by : above said Street; on the North by : Property settled by M. Shanthi in favour of M. Kathirselvam; in this midst East to West 44½ feet, North to South 2¼ feet, total extent 100 Sq. feet in this undivided 1/5 Share measuring 20 Sq. feet.

2nd Common Way : Bounded on the West by : the above said 1st Common Way and Properties settled in favour of M. Kathirselvam, M. Gopinath M. Saravanan, M. Karthikeyan; on the East by : Property of S.S. Mariyappa Nadar and Lilly amm al and the below said 3rd Common Way; on the South by above said Street; on the North by Odai in this midst East to West 15½ feet, North to South 163 feet, Total 2,567¼ Sq. feet in this undivided 1/5 Share measuring 513¼ Sq. feet.

3rd Common Way : Bounded on the : West by : the above said 2nd Common Way; on the East by : the Property settled by M. Shanthi in favour of M. Vijayan; on the South by : Property of S.S.S.M. Sivakumar; on the North by : Odai; in this midst East to West 15 feet, North to South 42 feet, Total 630 Sq. feet in this undivided 1/5 Share measuring 126 Sq. feet. Total Extent 2,329¼ Sq. ft. (216.44 Sq. mtr.).

M. Saravanan has the right to take Drainage Water through the above said property and M. Saravanan should bear the expenses for the same. In the above said 1, 2 & 3, Common Ways there is no right for raising or constructing a separate building, otherwise the right of laying pipe lines, electrical lines and drainage pipelines exist. The above said Property is a Vacant Site. This Property is situated within in the local limits of Vellore City Municipal Corporation.

Reserve Price : Rs.98,00,000/- (Rupees Ninety Eight Lakh only)

AUCTION DETAILS

Date of Tender-cum-Auction Sale	Venue
18-12-2024	City Union Bank Limited, Vellore Branch, No 29, Arcot Road, (Ida Scudder Road), Near Murugan Temple, (Opp. to CMC Nursing College), Vellore - 632004. Telephone No.04162-232564, Cell No.9380286803

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 Limited, Vellore Branch, No 29, Arcot Road, (Ida Scudder Road), Near Murugan Temple, (Opp to CMC Nursing College), Vellore - 632004. (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.04162-232564, Cell No.9380286803. (5) The properties are sold on "As-is-where-is", "As-is-what-is" and "whatever-ever-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 : 08-11-2024 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

Size : 16 x 27 cm.