



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

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.1,50,83,849/- (Rupees One Crore Fifty Lakh Eighty Three Thousand Eight Hundred and Forty Nine only)** as on 07-11-2024 together with further interest to be charged from 08-11-2024 onwards and other expenses, any other dues to the Bank by the borrowers / guarantors

No.1) M/s. Bhuvaneshwari Textiles, at No.153, Main Road, Kalipalayam, Palapalayam Post, Palladam Tk., Palladam - 641668. Also at, M/s. Bhuvaneshwari Textiles, at No.153, Otton Thottam, Main Road, Kalipalayam, Palapalayam Post, Palladam Tk., Palladam, Tirupur - 641668. No.2) M/s. Bhuvaneshwari Mills, at No.153, Otton Thottam, Main Road, Kalipalayam, Coimbatore - 641663. No.3) Mr. Karuppusamy .P, S/o. Palanisamy, (also legal heir of Late Rajammal) at No.153, Main Road, Kalipalayam, Coimbatore District - 641663. Also at, Mr. Karuppusamy P, S/o. Palanisamy, (also legal heir of Late Rajammal) at No.153, Otton Thottam, Main Road, Kalipalayam, Palapalayam Post, Palladam Tk., Palladam, Tirupur - 641668. No.4) Mr. Palanisamy R, S/o. Ramana Gounder, (also legal heir of Late Rajammal & Late Kandasamy) at No.5, North Street, Samalapuram, Palladam Tk., Coimbatore - 641663. Also at, Mr. Palanisamy R, S/o. Ramana Gounder (also legal heir of Late Rajammal & Late Kandasamy), at No.153, Otton Thottam, Main Road, Kalipalayam, Palapalayam Post, Palladam Tk., Palladam, Tirupur - 641668. No.5) Mrs. Valliammal .K, W/o. Late Kandasamy (also legal heir of Late Kandasamy), at No.275/3B, Main Road, Samalapuram, Palladam, Tirupur - 641663. Also at, Mrs. Valliammal .K, W/o. Late Kandasamy (also legal heir of Late Kandasamy), at No.153 Main Road, Kalipalayam, Palapalayam Post, Palladam Tk., Palladam - 641668. No.6) Mr. Maninathan .K, (also legal heir of Late Kandasamy), Residing at : No.153, Main Road, Kalipalayam, Palapalayam, Coimbatore - 641003. No.7) Mr. Vignesh .K, (also legal heir of Late Kandasamy), Residing at : No.153, Main Road, Kalipalayam, Palapalayam, Coimbatore - 641003.

Note : 1) That our 097-Somanur Branch has also extended Financial Assistance (OLCC : 9712000023077) dated 23-08-2016 requested by No.2 of you represented by Nos. 3, 5 & 6 of you & Late Kandasamy as Partners for which Nos.3, 5 & 6 of you & Late Kandasamy stood as Co-obligants and Nos. 3, 5 & 6 of you & Late Kandasamy stood as Guarantors, Nos.3 & 5, Late Rajammal (now represented by her legal heirs 3 & 5) of you & Late Kandasamy had created equitable Mortgage over the Property described hereunder for the facility for a total amount of **Rs. 1,50,00,000/-** at a ROI of 12.75%. The same has been also classified as NPA on 07-05-2014 and the outstanding balance as on 07-11-2024 is **Rs.1,86,41,387/-** plus further interest and penal interest of 2.00% with monthly rests to be charged from 08-11-2024 till the date of realization.

2) That our 097-Somanur Branch has also extended Financial Assistance (EMERGENCY CREDIT LINE SCH : 501812080071291) dated 09-09-2020 requested by No.2 of you represented by Nos. 3, 5 & 6 of you & Late Kandasamy as Partners for which Nos.3, 5 & 6 of you & Late Kandasamy stood as Co-obligants and Nos. 3, 5 & 6 of you & Late Kandasamy stood as Guarantors Nos.3 & 5 of you & Late Kandasamy had created equitable Mortgage over the property described hereunder for the facility for a total amount of **Rs. 30,00,000/-** at a ROI of 9.25%. The same has been also classified as NPA on 24-11-2020 and the outstanding balance as on 07-11-2024 is **Rs.15,87,527/-** plus further interest and penal interest of 2.00% with monthly rests to be charged from 08-11-2024 till the date of realization.

Immovable Properties Mortgaged to our Bank

Schedule - A : (Property Owned by Mr. Palanisamy R, S/o. Ramana Gounder, Mr. Karuppusamy .P & Late Kandasamy, Sons of Palanisamy)

(Now represented by legal heirs of : Mr. Palanisamy .R, Mrs. Valliammal .K, Mr. Maninathan .K & Mr. K. Vignesh)

The Site together with superstructure now existing and to be putup thereon Coimbatore Registration District, Sular Sub-Registration District, Palladam Taluk, Kalipalayam Village, Hamlet of Samalapuram Village, SF No.295/1C Natham, 4th Ward Jallimedu Street, the Site within the following boundaries: North of : East-West Street, East of : the land of Ramasamy Gounder, and Venkitchalacha Gounder, South of : Range Gounders Vacant Land and West of : House of Karuppa Gounder. Measuring : East-West 100 links and North-South 100 links of an extent of 10 Cents, together with Mangalore tiled West facing House on an extent of 180 sq.ft. [18 x 10] with Electric Service Connection and Mamool Pathway, bearing Door No.3, Jallimedu Street, Palapalayam, Samalapuram Panchayath.

Schedule - B : (Property Owned by Mr. Palanisamy R, S/o. Ramana Gounder)

The Site together with superstructure now existing and to be putup thereon Coimbatore Registered District, Sular Sub-Registration Office, Palladam Taluk, Kalipalayam Village, Hamlet of Samalapuram Village, SF No.295/1-C, Natham the Site within the following boundaries : South of : East-West Common Pathway, East of : Ramasamy Gounder House, West of : Sennimalai Gounders House, North of : Handloom Godown of Rajammal of an extent of 10 Cents together with the tiled house thereon of an extent of 360 sq.ft. bearing Door Nos.153 and 153-A, North Street, Samalapuram Panchayat Limits.

Reserve Price : Rs.56,00,000/-

(Rupees Fifty Six Lakh only) (For Schedule - A & B)

Schedule - C : (Property Owned by Mr. Karuppusamy .P & Late Kandasamy, Sons of Palanisamy)

(Now represented by legal heirs of : Mr. Palanisamy .R, Mrs. Valliammal .K, Mr. Maninathan .K & Mr. K. Vignesh)

In Coimbatore Registration District, in Sular Sub-Registration District, in Palladam Taluk, in Samalapuram Village, in the lands given below S.F.No.269/1 Measuring Panchai Ac. 1.44 Tharam Rs.2.43 S.F.No.269/2 Measuring Panchai Ac.0.45, Tharam Rs.0.76, S.F.No.269/3, Measuring Panchai Ac.0.76, Tharam Rs.1.28, S.F.No.269/4, Measuring Panchai Ac.0.39, Tharam Rs.0.66, S.F.No.269/5, Measuring Panchai Ac.0.96, Tharam Rs.1.62, Together admeasuring Panchai Ac.4.00, Tharam Rs.6.75, a specific extent of North-South land admeasuring Ac.0.54, situated on the Western extremity and bounded on the : East by : Ponnusamy and others Poli, North by : S.F.No.466, West by : S.F.No.275, South by : Subbathals lands and amidst this, out of the above referred specific Ac.0.54, a common extent of land Measuring Ac.0.30, Tharam Rs.0.51, in entirety together with Common 1/24th Share in the Well situated in S.F.No.275/6 and Common 1/14th Share in the Well situated in the middle portion of S.F.No.269/6 together with all customary rights over Vaikkal, Cartrack etc., as provided in the earlier partition deeds. The aforesaid lands are situated within Samalapuram Town Panchayath Limits.

Schedule - D : (Properties Owned by Mr. Karuppusamy .P & Late Kandasamy, Sons of Palanisamy)

(Now represented by legal heirs of : Mr. Palanisamy .R, Mrs. Valliammal .K, Mr. Maninathan .K & Mr. K. Vignesh)

Item No.1 : In Coimbatore Registration District, in Sular Sub-Registration District, in Palladam Taluk, in Samalapuram Village, in the lands Measuring Ac 1.18, Tharam Rs.0.95 in SF No.275/3, s specific extent of land Measuring Ac.0.36, bounded on the : East by :

S.F.No.269, North by : S.F.No.466, West by : Subbathal Jayalakshmi and others lands, South by : Sennimalai Gounders lands and amidst this, the above referred specific Ac.0.36 in entirety, Again in aforesaid survey field, a specific extent of well wari common lands Measuring Ac.0.08, bounded on the : West by : Road, North and East by : Subbathals lands, South by : S.E.No.275/4 and amidst this, out of the specific Ac.0.08, a Common Ac.0.04 in entirety. Thus, in the above referred total extent of Ac.0.40, a Common Ac.0.23 in entirety together with Common 1/8th share in the well situated in S.F.No.275/3 together with all customary rights over Vaikkal, Cartrack etc. as provided in the earlier partition deeds. The aforesaid lands are situated within Samalapuram Town Panchayath Limits.

Item No.2 : 1) In Coimbatore Registration District, in Sular Sub-Registration District, in Palladam Taluk, in Samalapuram Village, in the lands Measuring Ac.1.18, in S.F.No.275/3, out of Ac.0.51, deducting Ac.0.45 already sold, the remaining specific extent of land admeasuring Ac.0.06 is bounded on the : East by : the lands of Karuppusamy and Kandasamy, North by : Jebamalais House, West by : North-South Road, South by : below said common land and amidst this, the above referred specific Ae.0.06 in entirety. 2) Again in aforesaid SF.No.275/3, a specific extent of well wari common lands Measuring Ac.0.08 bounded on the : West by : North-South Road, North by : aforesaid Ac.0.06, South by : S.F.No.275/4, East by : the lands of Karuppusamy and Kandasamy, and amidst this, out of the specific Ac.0.08, a common Ac.0.04 in entirety. Thus, the above referred total extent of Ac.0.10, together with all customary rights over vaikkal, cartrack etc. The aforesaid lands are situated within Samalapuram Town Panchayath Limits.

Reserve Price : Rs.1,50,00,000/-

(Rupees One Crore Fifty Lakh only) (For Schedule - C & D)

Schedule - E : (Property Owned by Mr. Karuppusamy .P & Late Kandasamy, Sons of Palanisamy)

(Now represented by legal heirs of : Mr. Palanisamy .R, Mrs. Valliammal .K, Mr. Maninathan .K & Mr. K. Vignesh)

Coimbatore Registration District, Sular Sub-Registration District, Palladam Taluk, Samalapuram Village, S.F.No.270/6 Present S.F.No.270/6B the land within the following boundaries : North of : Well, Channel, Common Place and Cart Track, East of : North-South Common Cart Track, South of : remaining lands of Karuppusamy and Kandasamy, West of : Velliandaku of an extent of 0.57 Acres together with rights over the well in S.F.No.270/6 and all other common rights and situated within Samalapuram Panchayath Limits.

Schedule - F : (Property Owned by Mr. Karuppusamy .P & Late Kandasamy, Sons of Palanisamy)

(Now represented by legal heirs of : Mr. Palanisamy .R, Mrs. Valliammal .K, Mr. Maninathan .K & Mr. K. Vignesh)

Coimbatore Registration District, Sular Sub-Registration District, Palladam Taluk, S.F.No.270 the land within the following boundaries : North of : 0.09 Acres of land described below East of North-South common cart track, South of : other lands of Karuppusamy and Kandasamy, West of : Velliandaku of an extent of 0.47 Acres the above lands in present S.F.No.270/5 in the above S.F.No.270 another land within the following boundaries : North of : Well, Channel, Common Cart Track and Pathway, East of : North-South Common Cart Track South of : the above land, West of : Velliandaku of an extent of 0.09 Acres-the above land in present S.F.No.270/6A. Total extent of 0.56 Acres together with common right over the well in S.F.No.270/6 and other common rights and situated within Samalapuram Panchayath Limits.

Schedule - G : (Property Owned by Mr. Karuppusamy .P & Late Kandasamy, Sons of Palanisamy)

(Now represented by legal heirs of : Mr. Palanisamy .R, Mrs. Valliammal .K, Mr. Maninathan .K & Mr. K. Vignesh)

Coimbatore Registration District, Sular Sub-Registration District, Palladam Taluk, Samalapuram Village, S.E.No.270-3/76 Acres the land within the following boundaries : North of : lands of Krishnammal, East of : North-South Cart Track, South of : lands of Rama Gounder and others West of : Velliandaku of an extent of 0.40 Acres the lands in S.F.No.270/4A as per Sub-division S.F.No.270/2 0.14 Acres; S.F.No.270/0-12 Acres, Total extent of 0.26 Acres. In this the land of a common extent of 0.02 Acres of pathway, Total extent of 0.42 Acres with common right over the well in S.F.No.270/6 and situated within Samalapuram Panchayath Limits.

Reserve Price : Rs.1,90,00,000/-

(Rupees One Crore Ninety Lakh only) (For Schedule - E, F & G)

RE-AUCTION DETAILS

Date of Re-Tender-cum-Auction Sale	Venue
04-12-2024	City Union Bank Limited, Somanur Branch, SF No.204/2C, Karumthampatti Main Road, Near Venkadalakshmi Mahal, Somanur, Coimbatore - 641668, Telephone No.0421-2332993, Cell No. 9344208685.

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, Somanur Branch, SF No.204/2C, Karumthampatti Main Road, Near Venkadalakshmi Mahal, Somanur, Coimbatore - 641668.** (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.0421-2332993, Cell No. 9344208685. (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 : 14-11-2024 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