



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.61,14,494/- (Rupees Sixty One Lakh Fourteen Thousand Four Hundred and Ninety Four only)** as on **15-11-2024** together with further interest to be charged from **16-11-2024** onwards, other expenses and any other dues to the bank by the bank by the Borrowers / Guarantors **No.1) M/s. Dhana Cars, No.4E/32A, Ettayapuram Road, Thoothukudi - 628002, No.2) Mr. Chakravarthy B Ganesh (Also Legal heir of Late S. Balasubramanian), S/o. Late S. Balasubramanian, No.97G/4M/1, 3rd Street Teachers Colony, Thoothukudi - 628008, No.3) Mrs. C.G. Bhuvanewari, W/o. Chakravarthy B Ganesh, No. 97G/4M/1, 3rd Street Teachers Colony, Thoothukudi - 628008, No.4) Mrs. B. Saraswathy (Also Legal heir of Late S. Balasubramanian), W/o. Late S. Balasubramanian, No.97G/4M/1, 3rd Street Teachers Colony, Thoothukudi - 628008, No.5) Mrs. Karthiga (Also Legal heir of Late S. Balasubramanian), D/o. Late S. Balasubramanian, No. 97G/4M/1, 3rd Street Teachers Colony, Thoothukudi - 628008.**

Note : That our **085-Toothukudi Branch** has also extended Financial Assistance (OTHER HOUSING LOAN > 25 L: 501312030007731) dated **29-06-2016** requested by No. Late Balasubramanian (Now Represented by 2,4 & 5 As his Legal heirs), of you for which Nos. 2 & 4 of you stood as Co-obligants for the facility for a total amount of **Rs.38,00,000/-** at a ROI of 11%, and the outstanding balance as on **15-11-2024** is **Rs. 18,65,429/-** plus further interest and penal interest of **2.00%** with monthly rests to be charged from **16-11-2024** till the date of realization.

Immovable Properties Mortgaged to our Bank
Schedule - A : (Property Owned by Mr. Chakravarthy B Ganesh, S/o. Late S. Balasubramanian, Mrs. B. Saraswathy, W/o. Late S. Balasubramanian & Mrs. Karthiga, D/o. Late S. Balasubramanian)

Land and Building now existing and to be put up thereon situated at Tuticorin District, Tuticorin Registration District, Pudukottai Sub-Registration Saragam, Kumaragiri @ Pudukottai Village, Panchayat Union Limit Kumaragiri @ Pudukottai Village comprising Patta No.289 bearing Survey No.150 comprising 5.21,0 Hectares i.e: 12 Acres 87 Cents of land and Survey No.146/1 comprising 3.09,5 Hectares i.e: 7 Acres 64 Cents of land and comprising Patta No.290 bearing Survey No.252/1 comprising 0,55,0 Hectares i.e: 1 Acre 36 Cents of land out of which South-Eastern 3 Acres of land bearing Patta No.4351 comprising Survey No.150/1B comprising 1,21,5 Hectares out of which Southern 1 Acre 03,115 Cents of land i.e: 44,916,894 Sq.ft., of land i.e : 4,172,881 Sq.mtr. of land in which RCC Karaikattu building built in 190,33 sq.mtr. land bearing Panchayat Door No.3/436-17 with 1,000 litre Capacity Water Tank in upstairs with 2 Flush out latrines with Bathrooms and 40 mtr. depth well with 1 H.P.Motor. Bounded : On the North by - North-South 30 ft. breadth, East-West common pathway leading from East-West Panchayat Road, On the South by - Survey No.148 Punjai Land, On the East by - Survey No.151 Punjai Land and Servaikaranmadam Village. Boundary : On the West by - Land held by Sutha Anand. Totalling to an extent of 4,49,146,894 sq.ft., of land i.e: 4,172,881 sq.mtr. of land in which RCC Karaikattu built in 190,33 sq.mtr. land bearing Panchayat Door No.3/436-17 with 1,000 litre capacity water tank in upstairs with 2 flush out latrines with bath rooms and 40 mtr. depth well with 1 H.P. Motor with electric fittings, water fittings and other fixtures and fittings thereon.

Reserve Price : Rs.95,00,000/-
(Rupees Ninety Five Lakh only)

Schedule - B : (Property Owned by Mr. Chakravarthy B Ganesh, S/o. Late S. Balasubramanian, Mrs. B. Saraswathy, W/o. Late S. Balasubramanian & Mrs. Karthiga, D/o. Late S. Balasubramanian)

Tuticorin District, Tuticorin Registration District, Tuticorin Melur Sub-Registration Saragam, Tuticorin Taluk, Meelavittan Village, now Tuticorin Municipal 21st Ward, Town Survey Ward C Block No.12, T.S.No. 33 Part 7 comprising Acres 42 Cents of land in Survey No.518/1 at Meelavittan Village out of which Southern 2 Acres 19 Cents of land and Centre 2 Acres 19 Cents of land, Totalling to an extent of 4 Acres 38 Cents of land divided into housing plots as per Tuticorin Commissioners lay-out proceedings No.G1,9108/90, MCR No.953 dated 31-12-92 and town planning directors proceedings Nos.12568/91 and 1091/91 dated 27-07-91 bearing Survey No.518/1, now T.S.No.33 Part comprising 2,376 sq.ft., of land i.e : 5,45 Cents of land bearing Plot No.25. Bounded: On the North by : Plot No.21 land and land allotted for shops, On the South by : Plot No.26 land, On the East by : 40 ft. breadth North-South Road, On the West by : Plot No.22 land sold in favour of S. Balasubramanian and his wife Tmt. B. Saraswathi, Measuring : East-West on the North - 60 ft., on the South - 72 ft., North-South on the West and East 36 ft., Totalling to an extent of 2,376 sq.ft., of land i.e : 5,45 Cents of land.

Reserve Price : Rs.88,00,000/-
(Rupees Eighty Eight Lakh only)

AUCTION DETAILS	
Date of Tender-cum-Auction Sale	Venue
30-12-2024	City Union Bank Limited, Thoothukudi Branch, Door No.345, VOC Road, Tuticorin - 628002. Telephone No.0461-2321343, Cell No. 9363311438.

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, Thoothukudi Branch, Door No.345, VOC Road, Tuticorin - 628002.** (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. 0461-2321343, Cell No. 9363311438.** (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 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 : 19-11-2024 **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

D/2024/CUB/Nov_24/Ten/Dhana Cars_(Ten)_(Tuticorin)_(Tam_Eng)_18-11-2024 Size : 8 x 31 cms.