





**CUB**  
TRUST AND CREDIT  
SINCE 1904

# 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 / hypothecated 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 & Rule 6 (1) (b) (c) of the Security Interest (Enforcement) Rules, 2002, under the SARFAESI Act, 2002, for recovery of a sum of **Rs.9,34,11,148/- (Rupees Nine Crore Thirty Four Lakh Eleven Thousand One Hundred and Forty Eight only)** as on 02-01-2025 together with further interest to be charged from 03-01-2025 onwards, other expenses and any other dues to the bank by the Borrowers / Guarantors **No.1) M/s. Chalukya Cements, SF No.9/4A-4B, Kolarapatti, Viralmalai, Pudukkottai - 620012. No.2) Mr. R. Babu, S/o. N. Rangarajan, No. 18, Ashoknagar, Karumandabam Trichy - 620001. No.3) Mrs. Vaishali Babu, W/o. R. Babu, No. 18, Ashoknagar, Karumandabam, Trichy - 620001. No.4) Mr. R. Manikandan, S/o. N. Rangarajan, No.18, Ashoknagar, Karumandabam, Trichy - 620001. No.5) M/s. Aarooran Cements, SF No.9/2, Kolarapatti, Kunnathur, Pudukkottai - 620012.**

### Immovable Properties Mortgaged to our Bank

#### Schedule - A : (Property Owned by Mr. R. Manikandan, S/o. N. Rangarajan)

Pudukkottai District and Registration District, Illupur Taluk Viralmalai Sub-Registration Office & Union, Kunnathur Village Panchayat limit, Kunnathur Village, Punjai S.F.No.9/2, an extent of Hectare 0.79.0 Ares = Ac.1.95 Cents land in which the property in question pertains to an extent of Hectare 0.40.5 Ares = Ac.1.00 Cents land with Industrial Shed building situated within the following four boundaries : North of : Babu Punjai, South of : Balamuthy Muthiriyar, Azhagar Muthiriyar Punjai, East of Remaining Punjai, West of : S.F.No.9/3, Kolarpatti to Mudikandam Road, An extent of Hectare 0.40.5 Ares = Ac. 1.00 Cents land with industrial shed building and with all easementary rights including thereon. As per Tax Receipt, the Door No.246A.

**Reserve Price : Rs.2,56,00,000/-**

**(Rupees Two Crore Fifty Six Lakh only)**

#### Schedule - B : (Property Owned by Mrs. Vaishali Babu, W/o. R. Babu)

Tiruchirappalli District, Srirangam Taluk, Tiruchirappalli Registration District, K.Sathanur Sub-Registration Office, Mudikandam Village. **Item No.1 :** Ayan Punjai S.F.No.89/1B on extent of Hectare 0.35.0 Ares = Ac.0.86½ Cents land situated within the following four boundaries : North by : Chalukiyaa Cements Private Limited property. South by : Vellaisamy, Thomas and Arumugam property, East by : Innsai property, West by : Sankan Property. An extent of Hectare 0.35.0 Ares Ac. 0.86½ Cents land and with all easementary rights including thereon. **Item No.2 :** Ayan Punjai S.F.No.87/5 an extent of Hectare 0.04.0 Ares Ac.0.09½ Cents land and S.F.No.87/8 an extent of Hectare 0.26.0 Ares Ac.0.64½ Cents land totalling an extent of Hectare 0.30.0 Ares Ac.0.74 Cents land situated within the following four boundaries : North by : Periyanyaki and Chellammal land, South by : Arumugam land, East by : Chalukiyaa Cements Private Limited property, West by : Mudikandam Road an extent of Hectare 0.30.0 Ares Ac.0.74 Cents land and with all easementary rights including thereon. **Item No.3 :** Ayan Punjai S.F.No.87/7 an extent of Hectare 0.08.0 Ares = Ac.0.20 Cents land situated within the following four boundaries : North by : Chalukiyaa Cements Private Limited Property, South by : Sankan Yahayara land, East by : Chalukiyaa Cements Private Limited Property, West by : Pudukkottai District limit. An extent of Hectare 0.08.0 Ares = Ac.0.20 Cents land and with all easementary rights including thereon. **Item No.4 :** Ayan Punjai S.F.No.92/1 an extent of Hectare 0.86.0 Ares = Ac.2.12 Cents land situated within the following four boundaries : North by : Balasubramanian Land, South by : Francis and Innsai land, East by : A Sebastian land, West by : Vellaisamy and Balasubramanian land. An extent of Hectare 0.86.0 Ares = Ac.2.12 Cents land and with all easementary rights including thereon. **Item No.5 :** Ayan Punjai S.F.No.91/4 an extent of Ac.0.46 Cents Land totalling an extent of Ac.0.92 Cents land in which on the Northern side an extent of Hectare 0.18.5 Ares = Ac.0.46 Cents land situated within the following four boundaries : North by : Arulanandhu and Innsai land, South by : Arulanandhu land, East by : Francis land, West by : Savarimuthu land. An extent of Hectare 0.18.5 Ares Ac. 0.456 Cents land and with all easementary rights including thereon. **Item No.6 :** Ayan Punjai S.F.No.87/6 an extent of Hectare 0.06.5 Ares Ac.0.16½ Cents land situated within the following four boundaries : North by : Rayappan Punjai land, South by : Land in S.F.No. 87/7, East by : Land in S.F.No.87/8, West by : Panchayat Road towards Mudikandam. An extent of Hectare 0.065 Ares Ac.0.16½ Cents land and with all easementary rights including thereon. **Item No.7 :** Ayan Punjai S.F.No.87/9 an extent of Hectare 0.49.0 Ares Ac.1.21 Cents land situated within the following four boundaries : North by : Ravi and Balasubramanian land, South by : Land in S.F.No.89/1B, East by : Land in S.F.No.92/1, West by : Land in S.F.No.87/5. An extent of Hectare 0.49.0 Ares Ac.1.21 Cents land and with all easementary rights including thereon. **Item No.8 :** Ayan Punjai S.F.No.91/5 an extent of Hectare 0.10.0 Ares = Ac.0.24½ Cents land situated within the following four boundaries : North by : Land in S.F.No.87/9, South by : Arutasamy land, East by : Land in S.F.No.91/4 & 91/14, West by :

Annamal land. An extent of Hectare 0.10.0 Ares = Ac.0.14½ Cents land and with all easementary rights including thereon. Thus Item Nos. 1 to 8 totalling an extent of Hectare 2.43.0 Ares = Ac.6.00½ Cents land and with all easementary rights including thereon.

**Reserve Price : Rs.8,70,00,000/-**

**(Rupees Eight Crore Seventy Lakh only)**

#### Schedule - C : (Property Owned by Mr. R. Babu, S/o. N. Rangarajan)

Pudukkottai District and Registration District, Illupur Taluk, Viralmalai Sub-Registrar Office, Viralmalai Union Limits, Kunnathur Village Panchayat Limits, Kunnathur Village, (1) Punjai S.F.No.9/4A, an extent of Hec.0.22.5 Ares land = Ac.0.55½ Cents land (2) Punjai S.F.No.9/48, an extent of Hec.0.22.0 Ares land = R Babu Ac.0.54 Cents land, Thus totalling on extent of Ac. 1.10 Cents land situated with the following four boundaries : West of : S.F.No.9/1 Mudikandam to Kolarpatti, South of : Property belonged to Mr.Arumugam Vagaiyara land, East of : Property belonged to Poongothai, North of : Mangulathal @ Pitschaikaran Muthalyan Vagaiyara Punjai land. An extent of Ac.1.10 Cents land with industrial building bearing Door No.246 (Name in the style of Chalukya Cements) together with all easementary rights and pathway rights including thereon. The property Tax Assessment No.844 As per Property Tax Receipt, the Door No.246.

**Reserve Price : Rs.2,23,00,000/-**

**(Rupees Two Crore Twenty Three Lakh only)**

#### Movables Hypothecated to our Bank

**(Owned by M/s. Aarooran Cements)**

#### Schedule - D : Item - III

Cement Blinding Machineries at M/s. Aarooran Cements, SF No 9/2, Kolarpatti, Kunnathur, Pudukkottai - 620012.

**Reserve Price : Rs.7,07,00,000/-**

**(Rupees Seven Crore Seven Lakh only)**

#### Schedule - D : Item - IV : (Owned by M/s. Chalukya Cements)

Cement Blinding Machineries at M/s. Chalukya Cements, SF No.9/2, Kolarpatti, Kunnathur, Pudukkottai - 620012.

**Reserve Price : Rs.3,39,00,000/-**

**(Rupees Three Crore Thirty Nine Lakh only)**

#### AUCTION DETAILS

Date of Tender-cum-Auction Sale	Venue
28-02-2025	City Union Bank Limited, Tiruchirappalli-Karumandabam Branch, No.1/2, Dindugal Road, Karumandabam, Tiruchirappalli - 620001. Telephone No.0431-2482065, Cell No.9360560137.

#### 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, Tiruchirappalli-Karumandabam Branch, No.1/2, Dindugal Road, Karumandabam, Tiruchirappalli - 620001.** (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.0431-2482065, Cell No.9360560137.** (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 : 21-01-2025**

**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**