

OFFICE OF THE SALE OFFICER,
Attached to
THE REPATRIATES CO-OPERATIVE FINANCE & DEVELOPMENT BANK LTD.



Repco Tower: No.33, North Usman Road, T. Nagar, Chennai-600017
Branch Address: No.38, Krishnarayar Tank Road, Madurai- 625 001 (Phone no.0452-2342875)

PUBLIC AUCTION SALE NOTICE

(through RPAD/Affixation/Paper Publication)

Proclamation of Sale U/s 94 of Multi State Co-operative Societies Act 2002 read with Rule 37 (11) (e) of Multi State Co-operative Societies Rule 2002

E.P. No. 07 of 2024

In

A.R.C. No.41/2022

In accordance with the powers vested with the undersigned as sale officer under Section 97 of the Multi-State Co-operative Societies Act, 2002, read with Rule 2(x), and as authorized by the Hon'ble Central Registrar of Co-operative Societies-Ministry of Cooperation, New Delhi, for the execution of awards passed by Hon'ble Sole Arbitrator appointed under Section 84(4) of the said Act by the Central Registrar in favour of **The Repatriates Co-operative Finance & Development Bank Ltd., Chennai**, the immovable assets of the Judgement Debtors, as detailed below, were attached. Consequently, it has been decided to proceed with the **Public Auction Sale** of the said immovable assets.

Notice is hereby given to the Public in General and to the Judgement Debtors in Particular, that the under mentioned immovable properties attached U/s 94 of Multi State Co-operative Societies Act 2002 read with Rule 37 (11) (d) of Multi-State Co-operative Societies Rule, 2002 by the undersigned as Sale Officer of the Repatriates Co-operative Finance & Development Bank LTD., Chennai will be sold on "AS IS WHERE IS" basis, "AS IS WHAT IS" and "WHATEVER THERE IS" condition, by way of Public Auction Sale for the purpose of recovery of a sum of Rs.4,59,06,142/- (Rupees Four Crore Fifty Nine Lakhs Six Thousand One Hundred and Forty Two Only) as on 28.02.2022 with further interest @ 9% p.a., Charges and Cost etc. (less amount already recovered).

Name of the Judgement Debtors & Address

1. Sri.P.N.Palanivelrajan, S/o. P. Niraikulathan Having Business at: - M/s. Varsha Aquaa Packaged Drinking Water, D. No. 156/1 H, 5C, 3B1 Poombidai Road, Narikudi Block, Kalathur Village, Virudhunagar- 630611.

also having business at:- No. 36/14, 2nd floor West side, Panthadi 3rd street, Madurai-625001

Having Residence at:- No. 75/21E, Veemappillai North Road, Pamban Road, Madurai-625001

2. Smt. P. Murugeswari, W/o. Sri. P. N. Palanivelrajan, Having business at:- Varsha Promoters Pvt. Ltd. No.36/14, 2nd floor West side, Panthadi, 3rd street, Madurai- 625001. Also at:- No.75/21E, Veemappillai North road, Pamban Road, Madurai-625001.

3. Ms. K. Sinthiya Ghan, D/o. Sri. Kannan Having business at:- Vasant Constructions, Old No. 17A, New No. 17/1, Veemappillai North street, Pamban Road, Mahalipatti, Madurai-625001.

4. Sri. K. Maya Krishnan, S/o. Sri. Karuppiyah Having Residence at:- No. 5/202, Kalaingar street, Thasildar Nagar, Melamadai, Madurai-625 020. Having Business at: M/s. Narayana Jewellery, No. 66/C, South Avani Moola street, Madurai-625 001. Working at: Work as JL Appraiser in South Indian Bank Anna Nagar, Madurai-625020.

Details of the Award: ARC No.41 of 2022 Dt.27.09.2023

Amount Due/ Award Amount : Rs.4,59,06,142/- (Rupees Four Crore Fifty Nine Lakhs Six Thousand One Hundred and Forty Two Only) as on 28.02.2022 with further interest thereon at 9% P.A. together with costs and charges.

Description of the attached Asset being Auctioned

Name of the Property owner/s :-

Description of the property/ies:-

PropertyNo.1

All the piece and parcel of land and building in Madurai District, Madurai South Registration and Sub- Registration District, Survey ward No.2 at present Corporation ward No. 45, New Kuyavarpalayam, Veemappillai North road (Pamban road @ Pamban railway line road) northern side T. S. No. 8/1 as per sub division T. S. No. 8/1C bearing Door No. 17 and bounded on the

North by : House of Sundararaja pillai in T.S. No. 9

East by : Municipal road

South by : Veemappillai north road (Pamban road @ Pamban railway line road)

West by : House of Joseph bearing Door No. 16 in T.S. No. 8/1C

In the above four boundaries

Item (i) - Belongs to P.N.Palanivelrajan

Admeasuring East to West on the Northern side 55', on the southern side 45' and North to south on the Eastern side 46', on the Western side 57' and the measurement at present East to West on the Northern side 54 1/4', on the Southern side 45' and North to South on the Eastern side 41 1/4', on the Western side 54 1/2', in which north- eastern side measuring 515 sq. ft. of land and building bounded on the

North by : House of P. Niraikulathan Lane

East by: Veemappillai North

South by : House of M. Dhanasekari

West by : House of P. Murugeswari

In the above four boundaries

Item (ii) - Belongs to P.Murugeswari

Admeasuring East to West on the Northern side 55', on the Southern side 45' and North to south on the Eastern side 46', on the Western side 57' and the measurement at present East to West on the Northern side 54 1/4', on the Southern side 45' and North to South on the Eastern side 41 1/4', on the Western side 54 1/2', in which North Western land measuring 459 sq. ft. of land and building bounded on the

North by : House of P. Niraikulathan and G. Nallusamy

East by: House of P. N. Palanivelrajan

South by : House of P. Murugeswari

West by : House of Alangar Textiles Subramanian

Admeasuring East to West on the Northern side 24', on the Southern side 22 1/2', and North to South on the Eastern side 18 1/4', on the Western side 20 1/4' totally to the extent of 459 sq. ft. of land and building. Tax assessment No. 84342.

Item (iii) - Belongs to P.N.Palanivelrajan

Admeasuring East to West on the Northern side 55', on the Southern side 45' and North to South on the Eastern side 46', on the Western side 57' and the measurement at present East to West on the Northern side 54 1/4', on the Southern side 45' and North to South on the Eastern side 41 1/4', on the Western side 54 1/2' in which the Centre of the land measuring 178 1/2 sq. ft. of land and building bounded on the

North by : House of P. Niraikulathan and P. Murugeswari

East by: Veemappillai North road (Pamban road @ Pamban Railway line road)

South by : House of P. Murugeswari and portion of the vendor

West by : House of Joseph bearing Door No. 16 in T.S. No. 8/1C and House of Alangar Subramanian.

Admeasuring East to West on both sides 51' and North to South on the Eastern side 5', on the Western side 2' totally to the extent of 178 1/2 sq. ft. of land and building. Tax Assessment No. 84342.

Item (iv) - Belongs to P.Murugeswari

Admeasuring East to West on the Northern side 55', on the Southern side 45' and North to South on the Eastern side 46', on the Western side 57' and the measurement at present East to West on the Northern side 54 1/4', on the Southern side 45' and North to South on the Eastern side 41 1/4', on the Western side 54 1/2' in which Southern land measuring 1429 sq. ft. in which eastern side (i.e. the south east of entire property) land measuring 775 sq. ft. and building bounded on the

North by : House property of P. N. Palanivelrajan in D. No. 17

East by : Municipal road

South by : Veemappillai North road (Pamban road @ Pamban Railway line road)

West by : House property of P. Murugeswari in D. No. 17

Admeasuring East to West on the Northern side 34', on the Southern side 28' and North to South on the Eastern side 22', on the Western side 28' totally to the extent of 775 sq. ft. of land and building. Tax Assessment No. 84342.

In all five items totally to the extent of 2437 1/2 sq. ft.

Property 2 - Belongs to P.N.Palanivelrajan

Item (i)

All the piece and parcel of land measuring 600 sq.ft. along with building thereon situated at Old Door No. 16, New Door No. 16B in T.S. No. 8/1, on the northern side of Veemappillai North road, Pamban railway road, Madurai in town survey Ward No. 2, Old Corporation ward No. 63, New corporation ward No. 45, Madurai District, Madurai South Registration District, Madurai Sub Registration District and bounded on the

North by : House property of P. N. Palanivelrajan in T.S. No. 8/1
East by : House property of P. N. Palanivelrajan and P. Murugeswari
South by : Mr. Joseph's house in T. S. No. 8/1 and Pamban road @ Veemappillai North street.

West by : House property of Ashok in T.S. No. 8/1

Admeasuring East to West on Northern side 21 1/4' on southern side 19 3/4' and South to North on both sides 29 1/4' (including the site left for Nagu Pillai thoppu) and the pathway sits 108 1/2 sq. ft. on the South- West side measuring East to West 3 1/2', South to North 31' totally measuring 708 1/2 sq. ft. bearing Door No. 16B in T.S. No. 8/1, EB connection No. 641 & 644, Water connection No. A4578 and Tax Assessment No. 84341.

Item (ii)

All the piece and parcel of land measuring 418 sq. ft. along with building thereon situated at Door No. 18/3B in T.S. No. 9/1, Veemappillai North Road, Pamban railway road, Madurai in Town Survey Ward No. 2, Old corporation Ward No. 63, New corporation ward No. 45, Madurai District, Madurai South Registration District, Madurai Sub Registration District and bounded on the

North by : House property of Irlayee East by: Property belongs to Jothi Ammal

South by : Property belongs to P. N. Palanivelrajan

West by : Property belongs to P. N. Palanivelrajan

Admeasuring East to west on both sides 19' and South to North on both side 22' measuring 418 sq. ft. bearing Door No. 16B, Old Tax Assessment No. 148339 and New Tax Assessment No. 84341

Totally the above two items measuring 1126 1/2 sq. ft.

Property 3 - Belongs to P.Murugeswari

Item (i)

All the piece and parcel of land measuring 595 sq. ft. along with building thereon situated at Old Door No. 20, New Door No. 20/1 in T.S. No. 9/2 eastern portion of the building from out of the total building measuring East- West 43' and North - South 17' totally measuring 731 sq. ft. in Veemappillai North Lane Western side, Chinthamani road Western side, Madurai in Town Survey Ward No. 2, Corporation Ward No. 68, Block No. 1, Madurai District, Madurai South Registration District, Madurai Sub Registration District and bounded on the

North by : 3' common pathway belongs R. Kannan & P. Murugeswari and house property of T. K. Ramar in T.S. No. 11

East by : Veemappillai North lane South by : Property of M. Muniyandi in T.S. No. 9/2

West by : 2nd item property of P. Murugeswari

Admeasuring East to West on both sides 35' and South to North on both sides 17' measuring 595 sq. ft. Tax Assessment No. 84357, EB connection No.05-033-002-1208 and Water connection No. B5171.

Common pathway rights on the Northern side of above said house measuring East to West 43', North to South 3' totally measuring 129 sq. ft. in which 1/2 undivided share of 64 1/2 sq. ft.

Item (ii)

All the piece and parcel of land measuring 136 sq. ft. along with building thereon situated at Door No. 20/1A in T.S. No. 9/2 western portion of the building from out of the total building measuring East- West 43' and North- South 17' totally measuring 731 sq. ft. in Veemappillai North Lane Western side, Chinthamani road Western side, Madurai in Town Survey Ward No. 2, Corporation Ward No. 68, Block No. 1, Madurai District, Madurai South Registration District, Madurai Sub Registration District and bounded on the

North by : 3' common pathway belongs R. Kannan & P. Murugeswari and house property of T. K. Ramar in T.S. No. 11

East by : 1st item property of P. Murugeswari South by : Property of M. Muniyandi in T.S. No. 9/2

West by : House property of R. Kannan

Admeasuring East to west on both sides 8' and South to North on both sides 17' measuring 136 sq. ft. EB connection No. 033-002-685 and Tax Assessment No. 84358.

It includes 1/2 undivided share in 3' feet common pathway rights on the Northern side of the above two items and totally measuring 795 1/2 sq. ft.

Property 4 - Belongs to P.N.Palanivelrajan

All the piece and parcel of land measuring 239 1/2 situated in Door No. 68, on the eastern side of Nagupillai thoppu in New Kuyavarpalayam @ New Mahalappatti road, Old T. S. No. 111/B, New T.S. No. 9/1 total extent of 1 Acre 13 cents in the east southern side Madurai in town survey Old ward No. 2, Old corporation Ward No. 57, New Corporation ward No. 69, Madurai District, Madurai South registration District, Madurai Sub registration District and bounded on the

North by : The house property of Gurusamy thevar in T. S. No. 9/1

East by : The house property in T.S. No. 9/2

South by : Ashok's house in T.S. No. 8/1 and property belongs to T.S. Yamuna

West by : House property in T.S. No. 9/1 of Muthu Ramalingam Admeasuring East to West on both sides 33' and North to South on both sides 72 1/2' totally to the extent of 2392 1/2 sq. ft. EB connection No. 642 & 643 and Tax assessment No. 107909

Property 5 - Belongs to P.Murugeswari

All the piece and parcel of land measuring 1335 sq. ft. and building constructed thereon situated at Door No. 19A, Plot No. 6, Varsha Garden Phase- I, Koold Nagar Chockalinga Nagar 1st Main road in Madurai District, Madurai North Registration district, Madurai North sub registration district, Madurai North Taluk, Vilangudi Village, Karisalkulam village at present Vilangudi 1st bit village, Madurai Corporation Ward No. 1, Old Patta No. 2590 & 2607 and New Patta No. 2976, comprised in Re- survey No. 10/1 = 0.20 Ares i.e. 50 cents, R.S. No. 10/2A= 0.14.50 Ares i.e. 38 cents, R.S. No. 9/1= 0.18.5 ares i.e. 45 cents in all totally consist of 1 Acre and 31 cents divided into several plots and named as "Varsha Garden" Phase - I in that R.S. No. 9/1 plot No. 6 and bounded on the

North by : Property in Plot No. 7 East by : 20 feet East to West common road