





CITY UNION BANK LIMITED

Credit Recovery and Management Department

Administrative Office : No. 24-B, Gandhi Nagar, Kumbakonam - 612001.

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RE-TENDER-CUM-AUCTION SALE NOTICE UNDER SARFAESI ACT 2002

The following properties 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 the undermentioned security debts due to the Bank, together with further interest and other expenses, any other dues to the Bank by the borrowers / guarantors mentioned herein below :

PART - 1

Name of the Borrowers: No.1) Mr. Raman .S, S/o. Shanmugam, No.B411, Block 2, VGN Raksha No.369, Church Road, Mogappair East, Chennai - 600037. Also at, Mr. Raman .S, S/o. Shanmugam, No.B/7, Pine Apple Street, Block 13, Neyveli 13, Neyveli - 607801. No.2) Mrs. Punitha .R, W/o. Raman .S, No.B411, Block 2, VGN Raksha, No.369, Church Road, Mogappair East, Chennai - 600037. Also at, Mrs. Punitha .R, W/o. Raman .S, No.B/7, Pine Apple Street, Block 13, Neyveli 13, Neyveli - 607801..

Outstanding Liability Amount : Rs.83,95,471/- (Rupees Eighty Three Lakh Ninety Five Thousand Four Hundred and Seventy One only)) as on 07-04-2025 together with further interest to be charged from 08-04-2025 onwards, other expenses and any other dues to the bank by the Borrowers / Guarantors.

Description of the Immovable Property Mortgaged to our Bank	Reserve Price	Date & Time of Auction
Schedule - A : (Property Owned by Mr. Raman .S, S/o. Shanmugam) Item - 1 : All that piece and parcel of the land Property bearing Old Survey No.76/7 as per Patta No. 2898, New Survey No.79/4A2, admeasuring about 18,312 Sq.ft. situated at Mogalivakkam Village, Formerly Tambaram Taluk at present Sriperumbudur Taluk, Kancheepuram District and the land Bounded on : North by : Survey No.68 Part, South by : Canal, West by : Survey Nos.76/15 & 76/4A1, East by : Survey Nos.76/15 & 76/4A1 situated within the Sub-Registration District of Kundrathur District of Chennai South. Item - 2 : All that piece and parcel of the bearing Old Survey No.76/7B3, admeasuring about 1,064 Sq.ft. situated at Mogalivakkam Village, Formerly Tambaram Taluk at present Sriperumbudur Taluk, Kancheepuram District and land being Bounded on the : North by : Plot No.4, South by : Remaining Portion of land in Plot No.3, West by : Item No.1 Property, East by : 20 feet Road, Situated within the Sub-Registration District of Kundrathur and the Registration District of Chennai South.	₹ 50,00,000/- (Rupees Fifty Lakh only)	02-05-2025 at 01.00 p.m.
Schedule - B Flat Bearing No.SF.No.1, 2nd Floor, Block - "F" in "Maple Tree Garden" Admeasuring About 1,140 Sq.Ft. Constructed in Schedule "A" Property With one Car Parking Common Passage and other Amenities together With 560 Sq.Ft. of Undivided Share of Schedule - "A" Property.		

PART - 2

Name of the Borrowers: No.1) M/s. Fortune Mix India Private Limited, Plot No.46 and 47, Golden George Nagar, Gandhi Street, Mogappair East, Chennai- 600037. Also at M/s. Fortune Mix India Private Limited, No.67, A/JM Nagar, Mettupalayam Road, Melapakkam, Chennai - 600077. No.2) M/s. Fortune Mix India Private Limited, No.1, Thiru Nagar, 1st JN Salai, 100 Feet Road, Vadapalani, Chennai - 600026. No.3) Ms. S. Lavanya, D/o. R. Srinivasan, No.1/38, Singarathottam, Erikkarai, Chennai - 600048. Also at Ms. S. Lavanya, D/o. R. Srinivasan, No.1/318, Singarathottam, Erikkarai Street, Vandalur, Chennai - 600048. No.4) Mr. P. Anguraj, S/o. S. Perumal, No.23, East Street, Maraimalaiyanpatti, Uthamapalayam - 625526. Also at Mr. P. Anguraj, S/o. S. Perumal, No.23/23, OHT Street, Anaimalayanpatti Po, Uthamapalayam, Theni - 625533. No.5) Ms. S. Tamilmozhi, D/o. Subramanian, Plot No.5, G.P. Madhavan Street, Dharga Road, Pallavaram, Chennai - 600043.

Outstanding Liability Amount : Rs.5,15,56,966/- (Rupees Five Crore Fifteen Lakh Fifty Six Thousand Nine Hundred and Sixty Six only) as on 07-04-2025 together with further interest to be charged from 08-04-2025 onwards, other expenses and any other dues to the bank by the Borrowers / Guarantors.

Note : That our 246-Maduravoyal Branch has also extended Financial Assistance (FITL - ADHOC:501912090017429) dated 04-09-2020 requested by No.1 of you represented by Nos.2, 3 and 4 of you as Directors for which No.2, 3 and 4 of you stood as Co-obligants for the facility for a total amount of Rs.11,94,000/- at a ROI of 11.50%. The same has been also classified as NPA on 17-12-2020 and the outstanding balance as on 07-04-2025 is Rs.21,29,068/- (Rupees Twenty One Lakh Twenty Nine Thousand and Sixty Eight only) plus further interest and penal interest of 2.00% with monthly rests to be charged from 08-04-2025 till the date of realization.

Description of the Immovable Property Mortgaged to our Bank	Reserve Price	Date & Time of Auction
Schedule - A : (Property Owned by Ms. S. Tamilmozhi, D/o. Subramanian) All that piece and parcel of land and building bearing No.5, G P Madhavan Street, Dargah Road, Zamin Pallavaram, Chennai- 600043 comprised in Natham Survey No.304/3A, 3C Ward No.B Block No.26, Alandur Taluk, Kancheepuram District, Measuring to an extent of 7,000 Squares feet Vacant Land along with built up area with all Fixtures and Fittings, Electrical Installations, TNEB Service Connection and all common amenities provided thereon and all other appurtenances whatsoever within the Registration District of Chennai South and Sub- Registration District of Pallavaram and bounded on the : North by : Land and building owned by Raghupathy and Velu House, South by : House of Elavarasan and Narayanan House, East by : Canal, West by : Vacant Land and 15 feet Road. Admeasuring : East to West on the Northern side : 70 feet, East to West on the Southern Side : 70 feet, North to South on the Eastern Side : 100 feet, North to South on the Western Side : 100 feet. In all measuring to an extent of 7,000 square feet of land along with building thereon and property is within the limits of Pallavaram Municipality.	₹ 1,70,00,000/- (Rupees One Crore Seventy Lakh only)	02-05-2025 at 02.00 p.m.

Venue of Re-Tender-cum-Auction : City Union Bank Limited, Maduravoyal Branch, KRM Towers, 4-A, Pallavan Nagar, Main Road, Singaravelan Nagar, Maduravoyal, Thiruvallur - 600095. Telephone No.044-23781805, Cell No.9344038607.

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, Maduravoyal Branch, KRM Towers, 4-A, Pallavan Nagar, Main Road, Singaravelan Nagar, Maduravoyal, Thiruvallur - 600095. (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 for PART-1 and on or before 01.00 p.m. PART - 2. (4) For inspection of the property and other particulars, the intending purchaser may contact : Telephone No.044-23781805, Cell No.9344038607. (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 for PART -1 and 2.00 p.m. for PART - 2 Property 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 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 : 09-04-2025

Authorised Officer
City Union Bank Ltd.

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 : 12 x 26 cm.

