



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

Taluk & District Bharuch, Near by Bharuch Dahej By-pass Road, Opp. IOCL Petrol Pump, and Bounded as Under : East : Adj Office No.3-A, West : Adj Office No.2-A, North : Adj Parking & Garden, South : Adj Margin Open Land.

Reserve Price : Rs.53,00,000/-

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

Schedule - E : (Property Owned by Mr. Vasant Dhanvant Maheshbhai, S/o. Vasant Maheshkumar Laxmidas)

All that Piece and Parcel of Immovable Property Bearing Office No.3-A, Third Floor, Al-Foulek Residency, Building No.A, Admeasuring Area 40.89 Sq.Mt./ 440.00 Sq.Ft. Undivided Share of Land 8.00 Sq.Mt. made out on the land Revenue Survey No.50 Paikae and Survey No.55/2 and Survey No.54 Paikae Plot No.2 Paikae, Survey No.55 + 55/Paikae/1 Paikae Plot Nos.4 & 5 Paikae, Survey No.55+1+55+1 Paikae Land Paikae Plot No.3 & Plot No.3-A Paikae Sub-Plot No.1 Paikae Commercial & Residential Paikae Layout Plant Paikae, Situated in the Sim of Mouje - Village Dungalri, Taluk & District Bharuch, Place at Al-Foulek Residency, Taluk & District Bharuch, Near by Bharuch Dahej By-pass Road, Opp. IOCL Petrol Pump, and Bounded as Under : East : Adj Office No.3-B, West : Adj Office No.2-B, North : Adj Parking & Garden, South : Adj Margin Open Land.

Schedule - F : (Property Owned by Mr. Vasant Dhanvant Maheshbhai, S/o. Vasant Maheshkumar Laxmidas)

All that Piece and Parcel of Immovable Property Bearing Office No.3-B, Third Floor, Al-Foulek Residency, Building No.A, Admeasuring Area 40.89 Sq.Mt./ 440.00 Sq.Ft. Undivided Share of Land 8.00 Sq.Mt. made out on the land Revenue Survey No.50 Paikae and Survey No.55/2 and Survey No.54 Paikae Plot No.2 Paikae, Survey No.55 + 55/Paikae/1 Paikae Plot Nos.4 & 5 Paikae, Survey No.55+1+55+1 Paikae Land Paikae Plot No.3 & Plot No.3-A Paikae Sub-Plot No.1 Paikae Commercial & Residential Paikae Layout Plant Paikae, Situated in the Sim of Mouje - Village Dungalri, Taluk & District Bharuch, Place at Al-Foulek Residency, Taluk & District Bharuch, Near by Bharuch Dahej By-pass Road, Opp. IOCL Petrol Pump, and Bounded as Under : East : Adj Office No.4-A, West : Adj Office No.3-A, North : Adj Parking & Garden, South : Adj Margin Open Land.

Reserve Price : Rs.53,00,000/-

(Rupees Fifty Three Lakh only) (For Schedule - E & F)

AUCTION DETAILS

Date of Tender-cum-Auction Sale	Venue
17-02-2025	City Union Bank Limited, Ankleshwar Branch, Shop No.G 7&8, Shree Narmada Arcade, Old N.H.08, Ankleshwar, Bharuch - 393002. Telephone No.02646-250211, Cell No.9327116248.

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, Ankleshwar Branch, Shop No.G 7&8, Shree Narmada Arcade, Old N.H.08, Ankleshwar, Bharuch - 393002.** (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.02646-250211, Cell No. 9327116248. (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 duties), 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 : 07-01-2025 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

Size : 16 x 19 cm.

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.1,45,99,104/- (Rupees One crore Forty Five Lakh Ninety Nine Thousand One Hundred and Four only) as on 30-12-2024 together with further interest to be charged from 31-12-2024 onwards and other expenses, any other dues to the Bank by the borrowers / guarantors No.1) M/s. Tirth Enterprises, Opposite to State Bank of India, Panchayat Road, Atkot, Rajkot - 360040. No.2) Mr. Vasant Dhanvant Maheshbhai, S/o. Vasant Maheshkumar Laxmidas, Gajanand, Main Bazar, Taluka Jasdand, Atkot, Rajkot, Gujarat - 360040. No.3) Mrs. Vasant Chandaniben Dhanvantbhai, W/o. Vasant Dhanvant Maheshbhai, Main Bazar, Taluka Jasdand, Atkot, Rajkot, Gujarat - 360040. No.4) Mr. Maheshbhai Laxmidas Vasant, S/o. Laxmidas Jannadas Vasant, Main Bazar, Taluka Jasdand, Atkot, Rajkot, Gujarat - 360040. No.5) Mrs. Shobhnaben Maheshkumar Vasant, Main Bazar, Taluka Jasdand, Atkot, Rajkot, Gujarat - 360040.

Immovable Properties Mortgaged to our Bank

Schedule - A : (Property Owned by Mr. Vasant Dhanvant Maheshbhai, S/o. Vasant Maheshkumar Laxmidas)

All that Piece and Parcel of Immovable Property Bearing Office No.1-A, Third Floor, Al-Foulek Residency, Building No.A, Admeasuring Area 40.89 Sq.Mt./ 440.00 Sq.Ft. Undivided Share of Land 8.00 Sq.Mt. made out on the land Revenue Survey No.50 Paikae and Survey No.55/2 and Survey No.54 Paikae Plot No.2 Paikae, Survey No.55 + 55/Paikae/1 Paikae Plot Nos.4 & 5 Paikae, Survey No.55+1+55+1 Paikae Land Paikae Plot No.3 & Plot No.3-A Paikae Sub-Plot No.1 Paikae Commercial & Residential Paikae Layout Plant Paikae, Situated in the Sim of Mouje - Village Dungalri, Taluk & District Bharuch, Bharuch, Place at Al-Foulek Residency, Taluk & District Bharuch, Near by Bharuch Dahej By-pass Road, Opp. IOCL Petrol Pump, and Bounded as Under : East : Adj Office No.1-B, West : Adj Hotel, North : Adj Parking & Garden, South : Adj Margin Open Land.

Schedule - B : (Property Owned by Mr. Vasant Dhanvant Maheshbhai, S/o. Vasant Maheshkumar Laxmidas)

All that Piece and Parcel of Immovable Property Bearing Office No.1-B, Third Floor, Al-Foulek Residency, Building No.A, Admeasuring Area 40.89 Sq.Mt./ 440.00 Sq.Ft. Undivided Share of Land 8.00 Sq.Mt. made out on the land Revenue Survey No.50 Paikae and Survey No.55/2 and Survey No.54 Paikae Plot No.2 Paikae, Survey No.55 + 55/Paikae/1 Paikae Plot Nos.4 & 5 Paikae, Survey No.55+1+55+1 Paikae Land Paikae Plot No.3 & Plot No.3-A Paikae Sub-Plot No.1 Paikae Commercial & Residential Paikae Layout Plant Paikae, Situated in the Sim of Mouje - Village Dungalri, Taluk & District Bharuch, Bharuch, Place at Al-Foulek Residency, Taluk & District Bharuch, Near by Bharuch Dahej By-pass Road, Opp. IOCL Petrol Pump, and Bounded as under : East : Adj Office No.2-A, West : Adj Office No.1-A, North : Adj Parking & Garden, South : Adj Margin Open Land.

Reserve Price : Rs.53,00,000/-

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

Schedule - C : (Property Owned by Mr. Vasant Dhanvant Maheshbhai, S/o. Vasant Maheshkumar Laxmidas)

All that Piece and Parcel of Immovable Property Bearing Office No.2-A, Third Floor, Al-Foulek Residency, Building No.A, Admeasuring Area 40.89 Sq.Mt./ 440.00 Sq.Ft. Undivided Share of Land 8.00 Sq.Mt. made out on the land Revenue Survey No.50 Paikae and Survey No.55/2 and Survey No.54 Paikae Plot No.2 Paikae, Survey No.55 + 55/Paikae/1 Paikae Plot Nos.4 & 5 Paikae, Survey No.55+1+55+1 Paikae Land Paikae Plot No.3 & Plot No.3-A Paikae Sub-Plot No.1 Paikae Commercial & Residential Paikae Layout Plant Paikae, Situated in the Sim of Mouje - Village Dungalri, Taluk & District Bharuch, Bharuch, Place at Al-Foulek Residency, Taluk & District Bharuch, Near by Bharuch Dahej By-pass Road, Opp. IOCL Petrol Pump, and Bounded as under : East : Adj Office No.2-B, West : Adj Office No.1-B, North : Adj Parking & Garden, South : Adj Margin Open Land.

Schedule - D : (Property Owned by Mr. Vasant Dhanvant Maheshbhai, S/o. Vasant Maheshkumar Laxmidas)

All that Piece and Parcel of Immovable Property Bearing Office No.2-B, Third Floor, Al-Foulek Residency, Building No.A, Admeasuring Area 40.89 Sq.Mt./ 440.00 Sq.Ft. Undivided Share of Land 8.00 Sq.Mt. made out on the land Revenue Survey No.50 Paikae and Survey No.55/2 and Survey No.54 Paikae Plot No.2 Paikae, Survey No.55 + 55/Paikae/1 Paikae Plot Nos.4 & 5 Paikae, Survey No.55+1+55+1 Paikae Land Paikae Plot No.3 & Plot No.3-A Paikae Sub-Plot No.1 Paikae Commercial & Residential Paikae Layout Plant Paikae, Situated in the Sim of Mouje - Village Dungalri, Taluk & District Bharuch, Bharuch, Place at Al-Foulek Residency,