



CUB
TRUST AND EXCELLENCE
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**

Size : 8 x 25 cm.

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

The following property/ies 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 a sum of **Rs.1,26,73,614/- (Rupees One Crore Twenty Six Lakh Seventy Three Thousand Six Hundred and Fourteen only)** as on **04-12-2024** together with further interest to be charged from **05-12-2024** onwards and other expenses, any other dues to the Bank by the borrowers / guarantors **No.1) M/s. Mantra Industries, No.5, Plot No.40, Near Nova Tehnocast, Estate Shapar, Rajkot - 360024. Also At, M/s. Mantra Industries, Dwarkesh Apartment, Flat No.102, Nanamava Main Road, Nr. Telephone Exchange, Rajkot - 360005. No.2) Mrs. Alkaben Alpeshbhai Babariya, W/o. Alpeshbhai Gordhanbhai Babriya, Kodiyar Krupa Mavdi Main Road, Near Vishal Complex, Rajkot - 360004. Also At, Mrs. Alkaben Alpeshbhai Babariya, W/o. Alpeshbhai Gordhanbhai Babriya, Dwarkesh Apartment, Flat No.102, Nanamava Main Road, Nr.Telephone Exchange, Rajkot - 360005. No.3) Mr.Alpeshbhai Gordhanbhai Babariya, S/o. Gordhanbhai Babariya, Kodiyar Krupa Mavdi Main Road, Near Vishal Complex, Rajkot - 360004. Also At, Mr.Alpeshbhai Gordhanbhai Babariya, S/o. Gordhanbhai Babariya, Dwarkesh Apartment, Flat No.102, Nanamava Main Road, Nr.Telephone Exchange, Rajkot - 360005.**

Notes : 1) That our **181 - Rajkot Branch** has also extended Financial Assistance (SWAYAM GRIHA - SAL BR: 501312030004596) dated **08-08-2015** requested by No.3 of you for which No.2 of you stood as Co-Obligant and Nos. 2 & 3 of you stood as Guarantors for the facility for a Total Amount of **Rs.17,50,000/-** at a ROI of **11.50%**, and the outstanding balance as on **04-12-2024** is **Rs.20,53,583/-** plus further interest and penal interest of **2.00%** with monthly rests to be charged from **05-12-2024** till the date of realization.

2) That our **181 - Rajkot Branch** has also extended Financial Assistance (CUB OSL TERM EMI-BR: 501812080021041) dated **30-07-2016** requested by No.2 of you for which No.3 of you stood as Co-Obligant and Nos.2 & 3 of you stood as Guarantors for the facility for a Total Amount of **Rs.34,00,000/-** at a ROI of **11.25%**, and the outstanding balance as on **04-12-2024** is **Rs.45,61,197/-** plus further interest and penal interest of **2.00%** with monthly rests to be charged from **05-12-2024** till the date of realization.

3) That our **181 - Rajkot Branch** has also extended Financial Assistance (CUB OSL SPECIAL-BR: 501812080081415) dated **05-10-2021** requested by No.1 of you represented by No.2 of you as Proprietrix for which No.3 of you stood as Co-Obligant and Nos.2 & 3 of you stood as Guarantors for the facility for a Total Amount of **Rs.8,50,000/-** at a ROI of **13.5%**. The same has been also classified as **NPA** on **24-04-2022** and the outstanding balance as on **04-12-2024** is **Rs.12,83,739/-** plus further interest and penal interest of **2.00%** with monthly rests to be charged from **05-12-2024** till the date of realization.

Immovable Property Mortgaged to our Bank

Schedule - A : (Property Owned by Mr. Alpeshbhai Gordhanbhai Babariya, S/o. Mr. Gordhanbhai Babariya)

Residential Flat No.102 having Built-up Area adm. 959-61 Sq.ft., 89-18 Sq.Mts., situated on the First Floor of the Building known as "Dwarkesh Apartment" situated on total land adm. 740-45 Sq.Mts. of Sub-Plot No.3 & 4 of F.P.No.18, T.P.S.No.3 (Nana Mava) of Village Nana Mava, District Rajkot in the State of Gujarat. Boundaries : North - Common Passage thereafter Stair & Lift, South - 24-00 Mts. Wide Public Road, East - Flat No.103, West - Flat No.101.

Reserve Price : Rs.43,00,000/-
(Rupees Forty Three Lakh only)

RE-AUCTION DETAILS

Date of Re-Tender-cum-Auction Sale	Venue
30-12-2024	City Union Bank Ltd., Rajkot Branch, Ground Floor, Venkatesh Plaza, Opp. Rajkumar College, Dr. Radhakrishna Road, Gujarat, Rajkot - 360 001. Telephone Nos.0281-2483910/2483911, Cell No.9376311606.

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, Rajkot Branch, Ground Floor, Venkatesh Plaza, Opp. Rajkumar College, Dr. Radhakrishna Road, Gujarat, Rajkot - 360 001.** (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 01.00 p.m.** 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 Nos.0281-2483910/2483911, Cell No.9376311606.** (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 **02.00 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 : 09-12-2024

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