



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,
Phone: 0435-2432322, Fax: 0435-2431746**

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.3,37,69,320/- (Rupees Three Crore Thirty Seven Lakh Sixty Nine Thousand Three Hundred and Twenty Only)** as on **22-12-2024** together with further interest to be charged from **23-12-2024** onwards and other expenses, any other dues to the Bank by the Borrowers / Guarantors **No.1) M/s. Chatrabhuj Textile, Plot No.23, Aditya Industrial Estate, KIM Pipodra Road, Surat (Gujarat) - 394110. No.2) Mr. HirenKumar Chatrabuj Thakkar, S/o. Chatrabhuj Babulal Thakkar, F-2-404, Star Homes Juno Old Kosad Utran Road, Behind Rajwadi, Party Plot, Kosad, Surat (Gujarat) - 394107. No.3) Mrs. Dipikaben Hiren Thakkar, W/o. Hirenkumar Chatrabhuj Thakkar, F-2-404, Star Homes Juno Old Kosad Utran Road, Behind Rajwadi, Party Plot, Kosad, Surat (Gujarat) - 394107. No.4) Mr. Krutinkumar Chatrabhuj Thakkar, S/o. Chatrabhujbhai Thakkar, No.64, Bajrang Nagar, Society Khodiyar Nagar Road, Varachha, Surat (Gujarat) - 394107.**

Immovable Properties Mortgaged to our Bank

Schedule - A : (Property Owned by Mr. HirenKumar Chatrabuj Thakkar, S/o. Chatrabhuj Babulal Thakkar)

Industrial Land and Building Plot No.63 as per Site & as per Revenue Record admeasuring 57.34 Sq.mtrs. City Survey Ward fulpada 54, Chalta No.437 admeasuring 60.95 Sq.mtrs. of Bajrang Nagar Society, construction on land bearing Revenue S.No.114/5 situated at Moje Village Fulpada, Chroyasi Taluk, Surat, Gujarat, India. Boundaries : North - Road, South : Road, East : Plot No.62, West : Plot No.64.

Schedule - B : (Property Owned by Mr. Krutinkumar Chatrabhuj Thakkar, S/o. Chatrabhujbhai Thakkar)

Industrial Land and Building Plot No.64 as per Site & as per Revenue Record admeasuring 57.34 Sq.mtrs. City Survey Ward Fulpada 54, Chalta No.339 admeasuring 66.80 Sq.mtrs. of Bajrang Nagar, Society construction on land bearing Revenue S.No.114/5 situated at Moje Village Fulpada, Chroyasi Taluk, Surat, Gujarat, India. Boundaries : North - Plot No.62, South - Plot No.64, East : Road, West - Road.

**Reserve Price : Rs.1,20,00,000/-
(Rupees One Crore Twenty Lakh only)**

Schedule - C: (Property Owned by Mr. HirenKumar Chatrabuj Thakkar, S/o. Chatrabhuj Babulal Thakkar & Mrs. Dipikaben Hiren Thakkar, W/o. Hirenkumar Chatrabhuj Thakkar)

Industrial Land and Building Plot No.23 admeasuring 890.80 Sq.mtrs. Along with construction admeasuring 536.96 Sq.mtrs. of Aditya Industrial Estate. Constructed on land bearing Revenue Survey Nos.269 & 270, Old Block No.291 & New Block No.302, Situated at Moje Village Pipodara, Taluk Mangrol, District Surat. Boundaries : North : Plot No.3, South : Road, East : Road, West : Plot No.22.

**Reserve Price : Rs.2,15,00,000/-
(Rupees Two Crore Fifteen Lakh only)**

AUCTION DETAILS

Date of Tender-cum-Auction Sale	Venue
12-02-2025	City Union Bank Limited, Surat - Parle Point Branch, Shop No.G-1, Ground Floor, Vibrant Milestone, Next to Reliance Mall, Opp. Apple Hospital, Udhana Darwaja, Surat - 395002. Telephone No.0261-2253914, Cell No.9327026327

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, Surat - Parle Point Branch, Shop No.G-1, Ground Floor, Vibrant Milestone, Next to Reliance Mall, Opp. Apple Hospital, Udhana Darwaja, Surat - 395002.** (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.0261-2253914, Cell No.9327026327.** (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 dosed 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 dosed 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 : 03-01-2025

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 : 8 x 24 cm. (KK)

D:2024\CUB\Jan_25\CUB Tender\Chatrabhuj Textile_(Poss)_(Surat-Gujarat)_(Eng)_03-01-2025