

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.5,32,04,042/- (Rupees Five Crore Thirty Two Lakh Four Thousand and Forty Two only)** as on **21-02-2024** together with further interest to be charged from **22-02-2024** onwards, other expenses and any other dues to the bank by the borrowers / guarantors **No.1) M/s. Satguru Steel Traders, No.548 C/1, Plot No.11, Chandroday Nagar, Ashutosh Nagar, Devpur Road, Rajajipuram, Lucknow - 226017. No.2) Mr. Chandra Shekhar Yadav, S/o. Late Kailash Chandra Yadav, No. 548/C1, Plot No.11, Chandroday Nagar, Ashutosh Nagar, Devpur Road, Rajajipuram, Lucknow - 226017. No.3) Mrs. Mala, W/o. Chandra Shekhar Yadav, No.548/C1, Plot No.11, Chandroday Nagar, Ashutosh Nagar, Devpur Road, Rajajipuram, Lucknow - 226017. No.4) Mrs. Gujarati Devi, W/o. Late Kailash Chandra Yadav, No.548/C1, Plot No.11, Chandroday Nagar, Ashutosh Nagar, Devpur Road, Rajajipuram, Lucknow - 226017.**

Note : That our **384-Lucknow Branch** has also extended Financial Assistance (CUB OSL SPECIAL-BR : 501812080090715) dated **02-07-2022** requested by No.1 of you represented by No.2 of you as Proprietor for which Nos.2 & 3 of you stood as Co-obligants for the facility for a total amount of **Rs. 24,00,000/-** at a ROI of **15.25%**. The same has been also classified as **NPA** on **26-10-2022** and the outstanding balance as on **21-02-2024** is **Rs. 31,52,586/-** plus further interest and penal interest of **2.00%** with monthly rests to be charged from **22-02-2024** till the date of realization.

Immovable Properties Mortgaged to our Bank

Schedule - A : (Property Owned by Mr. Chandra Shekhar Yadav, S/o. Late Kailash Chandra Yadav)

All the piece and Parcel of Plot No.30, Block A, Gata Nos.877,876,874 Part of 868, Present khasra No.689 sa, situated in Alinagar, Sunhara, Ward : Amausi, Lucknow measuring Land Area of 5,460 sq.ft., Location of the Property : Plot No.30, T.S. No., Ward : Amausi, Sub-Registry : Lucknow, District : Lucknow. Boundaries of the house : East : Rasta 30 feet wide, West : Property of UPSIDC (Old Babu Nagar), North : Plot No. 32-A, South : Remaining Property of Kuldeep Chandra Agarwal (In This Above Site Area Building Exists).

Reserve Price : Rs.1,50,00,000/-
(Rupees One Crore Fifty Lakh only)

Schedule - B : (Property Owned by Mr. Chandra Shekhar Yadav, S/o. Late Kailash Chandra Yadav)

All the piece and Parcel of Plot No.58, Part of Khasra No.677 and 678 situated in Devpur Ward kesari kheda admeasuring Area of 111.524 sq.mt. (1,200 sq.ft.) , Location of the Property : Plot No.58, Ward : Devpur, District : Lucknow and bounded as under : East : House of Dinesh Chadra Lal, West : Remaining Portion of Plot Sold, North : Plot of Society, South : Rasta 15 feet wide.

Reserve Price : Rs.28,00,000/-
(Rupees Twenty Eight Lakh only)

Schedule - C : (Property Owned by Mrs. Gujarati Devi, W/o. Late Kailash Chandra Yadav)

All the piece and Parcel of House constructed on Plot No.11, Part of Khasra No.677 & 678, situated in Devpura, Ward kesari khera, Lucknow admeasuring land area of 2,044 sq.ft., Location of the Property : Plot No.:11, T.S.No., Ward : Kesari Khera, Sub-Registry : Lucknow., District : Lucknow. Boundaries of the House : East : Plot of Society, West : Plot of Society, North : Rasta 16 feet wide, South : Rasta 12 feet wide (In This Above Site Area Building With Ground Floor, 1st Floor Exists).

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

Schedule - D : (Property Owned by Mrs. Gujarati Devi, W/o. Late Kailash Chandra Yadav)

All the piece and Parcel of Plot No.6, Part of Khasra No.287, situated in Pitambar Khera, Ward Alam Nagar, Lucknow, Admeasuring land area of 2,400 sq.ft., Location of the Property : House No.6, T.S.No., Pitambar Khera, Sub-Registry: Lucknow, District : Lucknow. Boundaries of the House : East :Gas Company, West :Rasta 18 feet wide, North : Plot No.7, South : Property of others.

Reserve Price : Rs.65,00,000/-
(Rupees Sixty Five Lakh only)

RE-AUCTION DETAILS

Date of Re-Tender-cum-Auction Sale	Venue
20-03-2024	City Union Bank Limited, Lucknow Branch, No.19-A, Hala Complex, Ashok Marg, Sapru Marg (Opp. Jawagar Bhawan), Lucknow - 226001. Telephone No.0522-2288544, Cell No.7499316077.

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, Lucknow Branch, No.19-A, Hala Complex, Ashok Marg, Sapru Marg (Opp. Jawagar Bhawan), Lucknow - 226001.** (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.0522- 2288544, Cell No.7499316077.** (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 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 : 27-02-2024

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