

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.5,32,42,241/- (Rupees Five Crore Thirty Two Lakh Forty Two Thousand Two Hundred and Forty One only)** as on **14-03-2024** together with further interest to be charged from **15-03-2024** onwards other expenses and any other dues to the bank by the Borrowers / Guarantors **No.1) M/s. Harsh Enterprises, Plot No.21, Gali No.5, Saroorpur Industrial Area, Sohna Road, Faridabad, Haryana - 121004. Also At, M/s. Harsh Enterprises, Plot No.17B, Saroorpur Industrial Area, Street No.5E, Faridabad, Haryana - 121005. No.2) Mr. Rajeev Gaur, S/o. Shri Dhanpal Singh Gaur, Plot No.545, Second Floor, Sector-09, HUDA, Faridabad, Haryana - 121006. Also At, Mr. Rajeev Gaur, S/o. Shri Dhanpal Singh Gaur, House No. E-804, Dabua Colony, NIT, Faridabad, Haryana - 121001. No.3) Mrs. Bharmwati, W/o. Shri Rajeev Gaur, Plot No.545, Second Floor, Sector-09, HUDA, Faridabad, Haryana - 121006.**

Note : (1) That our **511-Faridabad Branch** has also extended Financial Assistance (CUB OSL TERM EMI-BR : 501812080044607) dated **11-10-2018** requested by No.2 of you for which No.3 of you stood as Co-obligant for the facility for a total amount of **Rs. 4,50,000/-** at a ROI of **11.50%**. The same has been also classified as **NPA** on **26-01-2023** and the outstanding balance as on **14-03-2024** is **Rs. 2,72,376/-** plus further interest and penal interest of **2.00%** with monthly rests to be charged from **15-03-2024** till the date of realization.

(2) That our **511-Faridabad Branch** has also extended Financial Assistance (CREDIT CARD AGAINST LOAN : 512120020028087) dated **19-11-2018** requested by No.2 of you for the facility for a total amount of **Rs.1,00,000/-** at a ROI of **14%** and the balance outstanding as on **14-03-2024** is **Rs.10,056/-**.

Immovable Properties Mortgaged to our Bank

Schedule - A : (Property Owned by Mr. Rajeev Gaur, S/o. Shri Dhanpal Singh Gaur)

MCF No.E-653/6/1, measuring 250 Sq.yds. (30 x 75) ft. forming Part of Khasra No.30/22/6/5, situated at Dabua Colony, Mauza Saran, Tehsil Badkhal, District Faridabad and is bounded as under : North : Rasta, South : Other Property, East : Other Property, West : Property of Rohtash Jat.

Reserve Price : Rs.44,00,000/-

(Rupees Forty Four Lakh only)

Schedule - B : (Property Owned by Mr. Rajeev Gaur, S/o. Shri Dhanpal Singh Gaur)

Flat at Second Floor relating to Plot No.545 measuring 601.9 Sq.yds. situated at Sector-09, Urban Estate HUDA, Faridabad and is bounded as under : North : Park, South : Plot No.546, East : Green Belt, West : Road.

Reserve Price : Rs.1,60,00,000/-

(Rupees One Crore Sixty Lakh only)

Schedule - D : (Property Owned by Mr. Rajeev Gaur, S/o. Shri Dhanpal Singh Gaur)

House No.E-804 (Old Plot No.46A) measuring 175 Sq. Yds . (31.5 x 50) ft. forming Part of Khasra No.30/18/2 situated at Dabua Colony, Mauza Saran, Teshsil Badkhal, District Faridabad and is bounded as under : North : Rasta, South : Other Property, East : Plot No.44, West : Plot No.46.

Reserve Price : Rs.70,00,000/-

(Rupees Seventy Lakh only)

AUCTION DETAILS

Date of Tender-cum-Auction Sale	Venue
29-04-2024	City Union Bank Limited, Faridabad Branch, E5/10, BP Railway Road, Near Neelam Bata Chowk, Faridabad - 121001. Telephone No.0129-2421708, Cell No.9354776693

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, Faridabad Branch, E5/10, BP Railway Road, Near Neelam Bata Chowk, Faridabad - 121001.** (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.0129-2421708, Cell No.9354776693.** (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 : 18-03-2024

Authorised Officer

Regd. Office: 149, T.S.R. (Big) Street, Kumbakonam, Thanjavur District,
Tamil Nadu - 612001, **CIN** - L65110TN1904PLC001287,

Telephone No.0435-2402322, Fax: 0435-2431746, Website: www.cityunionbank.com