



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.1,45,08,023/- (Rupees One Crore Forty Five Lakh Eight Thousand and Twenty Three only)** as on **24-03-2025** together with further interest to be charged from **25-03-2025** onwards and other expenses, any other dues to the Bank by the borrowers / guarantors **No.1.M/s. Shree Ram Synthetics, No.106, Jash Textile Market, Ring Road, Surat - 395002. No.2) Mr. Pawan Kumar Radhyeshyam Bansal, S/o. Radhyeshyam Bansal, Flat No.904, Block No.B, Green Avenue Complex, Ghod Dod Road, Surat - 395003. No.3) Mrs. Sunita Pawan Bansal, W/o. Pawan Kumar Radhyeshyam Bansal, Flat No.904, Block No.B, Green Avenue Complex, Ghod Dod Road, Surat - 395003.**

Immovable Properties Mortgaged to our Bank

Schedule - A : (Property Owned by Mr. Pawan Kumar Radhyeshyam Bansal, S/o. Radhyeshyam Bansal)

All those Piece and Parcel of Immovable Shop No.107 of 175 Sq.Ft. On lower Ground Floor in R.C.C. Building, Named Jash Textile & Yarn Market Built on Land of City Survey Nos.2024/1, 2027 and 2028, in Ward Umarwada, in City of Surat and Bounded as Under : North : Passage, South : Passage, East : Shop.No.108, West : Shop No.106.

Reserve Price : Rs.40,00,000/-

(Rupees Forty Lakh only)

Schedule - B : (Property Owned by Mrs. Sunita Pawan Bansal, W/o. Pawan Kumar Radhyeshyam Bansal)

All those Pieces and Parcel of Immovable Unit No.333, Corresponding Super Built-up Area Admeasuring about 813.31 Sq.Ft. On Second Floor of ISCON Shopping Mall, Constructed on the land bearing Revenue Survey No.65/2, its Sub-Plot Nos.2, 3, 4,5/A, 5/B ,6/Aand 6/B and Revenue Survey No.66, its Sub-Plot No.1 to 11, Final Plot No.53/Paikee & 55/Paikee of T.P.Scheme No.6 (Piplod), Situated at Moje Piplod, Sub-District Surat City-1 (Athwa), Dist. Surat and Bounded as Under : North : Unit No.335, South : Unit No.332, East : Passage, West : Open Space.

Reserve Price : Rs.40,00,000/-

(Rupees Forty Lakh only)

RE-AUCTION DETAILS

Date of Re-Tender-cum-Auction Sale	Venue
21-04-2025	City Union Bank Limited, Surat-Ring Road Branch, G-3, Twin Tower, Shara Darwaja, Ring Road, Surat - 395003. Cell Nos.9327104700, 9327393607.

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, Surat-Ring Road Branch, G-3, Twin Tower, Shara Darwaja, Ring Road, Surat - 395003.** (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 **Cell Nos.9327104700, 9327393607.** (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 : 26-03-2025

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**