



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

Schedule - H : (Property Owned by Mr. Jitendrabhai Harilal Mehta, S/o. Harilal Ratilal Mehta)

All those piece and parcel of Immovable Property known as : Plot No. 53, admeasuring about 126.39 Sq. Mtrs. of "Royal Industrial Estate." constructed on land bearing Revenue Survey Nos. 110, 120, 121/1, Its Block No. 172, situated at Moje : Delad, Sub-District : Oplad, District : Surat. As per TCR. Boundaries : North : Road, South: Plot No.71, East : Margin, West : Plot No.54. As per Valuation Report. Boundaries : North : Society Internal Road, South : Backside Adjoining Factory Shed No. 71 to 74, East : Side Margin of Plot No.53, West : Adjoining Plot No.57.

Schedule - I : (Property Owned by Mr. Jitendrabhai Harilal Mehta, S/o. Harilal Ratilal Mehta)

All those piece and parcel of Immovable Property known as : Plot No.54, admeasuring about 126.39 Sq. Mtrs. of "Royal Industrial Estate." constructed on land bearing Revenue Survey Nos. 110, 120, 121/1, Its Block No. 172, situated at Moje : Delad, Sub-District : Oplad, District : Surat. As per TCR. Boundaries : North : Plot No. 53, South : Plot No. 55, East : Road, West : Plot No.72. As per Valuation Report. Boundaries : North : Society Internal Road, South : Backside Adjoining Factory Shed No. 71 to 74, East : Side Margin of Plot No.53, West : Plot No.57.

Schedule - J : (Property Owned by Mr. Jitendrabhai Harilal Mehta, S/o. Harilal Ratilal Mehta)

All those piece and parcel of Immovable Property known as : Plot Nos. 55 & 56, admeasuring about 2,720.00 Sq. Feet i.e. 252.78 Sq. Mtrs. of "Royal Industrial Estate." constructed on land bearing Revenue Survey Nos. 110, 120, 121/1, Its Block No. 172, situated at Moje : Delad, Sub-District : Oplad, District : Surat. As per Valuation Report. Boundaries : North : Society Internal Road, South : Backside, Adjoining Factory Shed No. 71 to 74, East : Side Margin of Plot No.53, West : Adjoining Plot No.57. As per legal opinion & Sale Deed : Boundaries : North : Road, South : Plot Nos.72 & 73, East : Plot No.54, West : Plot No.57.

Reserve Price : Rs.1,40,00,000/-
(Rupees One Crore Forty Lakh only) (For Schedule H, I & J)

Schedule - K : (Property Owned by Mr. Jitendrabhai Harilal Mehta, S/o. Harilal Ratilal Mehta)

All those piece and parcel of Immovable Property known as : Plot No. 57, admeasuring about 1,360.00 Sq. Feet i.e. 126.39 Sq. Mtrs. of "Royal Industrial Estate." constructed on land bearing Revenue Survey Nos. 110, 120, 121/1, Its Block No. 172, situated at Moje : Delad, Sub-District : Oplad, District : Surat. As per Valuation Report. Boundaries : North : Society Internal Road, South : Backside Adjoining Plot Nos. 75 to 79, East : Adj. Plot No.56, West : Adj. Plot No.62. As per legal opinion & Sale Deed : Boundaries : North : Road, South : Plot No. 75, East : Plot No. 56, West : Plot No.58.

Schedule - L : (Property Owned by Mr. Mukund Atmaram Nagad, S/o. Atmaram Trikamdas Nagad)

All those piece and parcel of immovable property known as : Plot Nos. 58 & 59, admeasuring about 2,720.00 Sq. Feet i.e. 252.78 Sq. Mtrs. of "Royal Industrial Estate." constructed on land bearing Revenue Survey Nos. 110, 120, 121/1, Its Block No. 172, situated at Moje : Delad, Sub-District : Oplad, District : Surat. As per Valuation Report. Boundaries : North : Society Internal Road, South : Backside Adjoining Plot Nos. 75 to 79, East : Adjoining Plot No.56, West : Adjoining Plot No.62. As per legal opinion & Sale Deed. Boundaries : North : Road, South : Plot Nos. 76 & 77, East : Plot No. 57, West : Plot No.60.

Schedule - M : (Property Owned by Mr. Mukund Atmaram Nagad, S/o. Atmaram Trikamdas Nagad)

All those piece and parcel of Immovable Property known as : Plot Nos. 60 & 61, admeasuring about 2,720.00 Sq. Feet i.e. 252.78 Sq. Mtrs. of "Royal Industrial Estate." constructed on land bearing Revenue Survey Nos. 110, 120, 121/1, Its Block No. 172, situated at Moje : Delad, Sub-District : Oplad, District : Surat. As per Valuation Report. Boundaries : North : Society Internal Road, South : Backside Adjoining Plot Nos. 75 to 79, East : Adjoining Plot No.56, West : Adjoining Plot No.62. As per legal opinion & Sale Deed : Boundaries : North : Road, South : Plot Nos. 78 & 79, East : 59, West : Open Land.

Reserve Price : Rs.1,00,00,000/-
(Rupees One Crore only) (For Schedule K, L & M)

Schedule - N : (Property Owned by M/s. Shyam Warp and Weft Private Ltd.)

All those piece and parcel of Immovable Property known as : Plot Nos. 35 & 36, admeasuring about 2,720.00 Sq. Feet i.e. 252.78 Sq. Mtrs. of "Royal Industrial Estate." constructed on land bearing Revenue Survey Nos. 110, 120, 121/1, Its Block No. 172, situated at Moje : Delad, Sub-District : Oplad, District : Surat. Boundaries : North : Plot Nos. 17 to 21, South : Internal Road of Estate, East : Side Margin of Plot No.35, West : Plot No.40.

Schedule - O : (Property Owned by M/s. Shyam Warp and Weft Private Ltd.)

All those piece and parcel of immovable Property known as : Plot Nos.37, 38 & 39, admeasuring about 379.17 Sq. Mtrs. of "Royal Industrial Estate." constructed on land bearing Revenue Survey Nos. 110, 120, 121/1, Its Block No. 172, situated at Moje : Delad, Sub-District : Oplad, District : Surat. Boundaries : North : Plot Nos. 17 to 21, South : Internal Road of Estate, East : Side margin of Plot No.35, West : Plot No.40.

Reserve Price : Rs.2,00,00,000/-
(Rupees Two Crore only) (For Schedule N & O)

Schedule - P : (Property Owned by Mr. Mayankkumar Sureshchandra Rana, S/o. Nilaben Kantilal Rana, Mrs. Nilaben Kantilal Rana, D/o. Kantilal Chhotalal Rana, Mrs. Minaxi Jitendra Mehta, W/o. Jitendrabhai Harilal Mehta)

All that Piece and parcel of Residential House situated at Nondh No.4360/B, admeasuring 34.47.27 sq.mtrs. of Ward No.04, situated at Moje Village, Chevli Sheri, Begumpura, Surat, Sub-District : Surat City, District Surat. Boundaries : East : Nondh No.4/4359, West : Nondh No. : 4/4358, North : Road, South : Nondh No.4/4360-A.

Reserve Price : Rs.36,00,000/-
(Rupees Thirty Six 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 No.9327104700.

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 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 **Cell No.9327104700.** (5) The properties 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 : 25-03-2025 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

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.7,41,79,638/- (Rupees Seven Crore Forty One Lakh Seventy Nine Thousand Six Hundred and Thirty Eight only) as on 23-02-2025 together with further interest to be charged from 24-02-2025 onwards and other expenses, any other dues to the Bank by the borrowers / guarantors No.1) M/s. Shyam Enterprise, No.33, New Ashirwad Park, Behind Jivan Jyot Cinema, Udana Bhatena Road, Surat - 394210. No.2) Mr. Mohit Kumar Jitendrabhai Mehta, S/o. Jitendrabhai Harilal Mehta, No.19, Vijayanagar, Opp. Jain Derasar, Amroli-6, Choryasi Taluka, Surat - 394107. No.3) Mr. Jitendrabhai Harilal Mehta, S/o. Harilal Ratilal Mehta, No.19, Vijayanagar, Opp. Jain Derasar, Amroli, Choryasi Taluka, Surat - 394107. No.4) Mrs. Minaxi Jitendra Mehta, W/o. Jitendrabhai Harilal Mehta, No.19, Vijayanagar, Opp. Jain Derasar, Amroli, Choryasi Taluka, Surat - 394107. No.5) Mr. Mukund Atmaram Nagad, S/o. Atmaram Trikamdas Nagad, No.604, Indraprasth Complex, Opp. Nagina Katargam, Surat - 395004. No.6) Mrs. Aruna Mukund Nagad, W/o. Mukund Atmaram Nagad, No.604, Indraprasth Complex, Opp. Nagina Katargam, Surat - 395004. No.7) M/s. Shyam Warp and Weft Private Ltd., No.604, Indraprasth Complex, Opp. Nagina Wadi, Katargam Surat - 395004. No.8) M/s. Shree Balaji Enterprise, Plot No.53.54, Royal Industrial Estate, Amroli Sayan, Delad, Taluk Oplad, Surat - 394107. No.9) M/s. Shri Shrinathji Enterprise, Plot No.19, 20 Royal Industrial Estate, Amroli Sayan Road, Delad, Surat - 395004. No.10) M/s. Shri Tirupati Enterprises, Plot No.17, 18, Royal Industrial Estate, Amroli Sayan, Delad, Taluk Oplad, Surat - 394107. No.11) Mrs. Nirmalaben Harilal Mehta, W/o. Harilal Ratilal Mehta, No.19, Vijayanagar, Opp. Jain Derasar, Amroli, Choryasi Taluka, Surat - 394107. No.12) Mr. Dhiren Dhanraj Nagad, S/o. Dhanraj Atmaram Nagad, No.10/56, Indrapark, Satya Nagar, Society, Udhana, Surat - 394210. No.13) Mrs. Nilaben Kantilal Rana, D/o. Kantilal Chhotalal Rana, No.4/4360, Chevli Sheri, Begumpura, Surat - 395003. No.14) Mr. Mayankkumar Sureshchandra Rana, S/o. Nilaben Kantilal Rana, No.4/4360, Chevli Sheri, Begumpura, Surat - 395003.

(Note : 1) That our 100-Surat-Ring Road Branch has also extended financial assistance (OLCC : 512020010009453) dated 26-02-2018 requested by No.10 of you represented by No.4 of you as Proprietrix for which Nos.3, 4 of you stood as Co-obligants and Nos. 3, 5, 6, 11 & 12 of you stood as Guarantors for the facility for a total amount of Rs. 90,00,000/- at a ROI of 11.75% and the outstanding balance as on 23-02-2025 is Rs.1,00,35,324/- plus further interest and penal interest of 2.00% with monthly rests to be charged from 24-02-2025 till the date of realization
2) That our 100-Surat-Ring Road Branch has also extended Financial Assistance (CUB OSL SPECIAL-BR : 501812080090513) dated 29-06-2022 requested by No.7 of you represented by No.5 of you as Director for which Nos.3, 4, 5, 6 & 12 of you stood as Guarantors for the facility for a total amount of Rs.15,00,000/- at a ROI of 10.75%. The same has been also classified as NPA on 28-12-2022 and the outstanding balance as on 23-02-2025 is Rs.20,78,503/- plus further interest and penal interest of 2.00% with monthly rests to be charged from 24-02-2025 till the date of realization.
3) That our 100-Surat-Ring Road Branch has also extended financial assistance (EMERGENCY CREDIT LINE SCH : 501812080069283) dated 31-12-2020 requested by No.10 of you represented by No.4 of you as Proprietrix for which Nos.3 & 4 of you stood as Co-obligants and Nos. 3, 4, 5, 6, 7, 11 & 12 of you stood as Guarantors for the facility for a total amount of Rs.23,60,000/- at a ROI of 9.25% and the balance outstanding as on 23-02-2025 is Rs.21,67,838/-

Immovable Properties Mortgaged to our Bank

Schedule - A : (Property Owned by Mrs. Aruna Mukund Nagad, W/o. Mukund Atmaram Nagad)

All those piece and parcel of Immovable Property known as : Flat No.604 admeasuring 81.85 Sq. Mtrs. on 6th Floor of "Indraprastha Complex, Block-A". Constructed on land bearing Revenue Survey No.-313 Paiki, T.P. Scheme No.03 Paiki, Final Plot No.32 Paiki, City Survey Ward : Katargam, Nondh No. 5699/1 & 5699/2. Situated at Moje Village Katargam, Sub-District : Choryasi, District : Surat. Boundaries : North : Side Margin, South : Staircase and Flat No.A/603, East : by Rear Margin/compound, West : Passage and open space towards Flat No. A/601.

Reserve Price : Rs.45,00,000/-
(Rupees Forty Five Lakh only)

Schedule - B : (Property Owned by Mr. Dhiren Dhanraj Nagad, S/o. Dhanraj Atmaram Nagad)

All those piece and parcel of immovable property known as : Plot No.:214, 215 & 216, total admeasuring about 380.00 Sq. Mtrs. of "Shivshakti Industrial Estate". Constructed on land bearing Revenue Block No. 197. Situated at Moje : Delad, Sub-District : Surat. Boundaries : North : Internal Road of Estate, South : Plot Nos. 226 + 227 + 228, East : Plot No. 213 (Part of this larger building), West : Plot No.217.

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

Schedule - C : (Property Owned by Mrs. Nirmalaben Harilal Mehta, W/o. Harilal Ratilal Mehta)

All those piece and parcel of Immovable Property known as : Plot No.19, admeasuring 81.06 Sq. War. Constructed on Revenue Survey No.30, Situated at Moje Village : Amroli, Sub-District : Choryasi, District : Surat. Boundaries : North : Internal Road of Society, South : Drainage Lane, East : Adjoining Unit No.20, West : Society boundary @ PWD store/godown.

Reserve Price : Rs.70,00,000/-
(Rupees Seventy Lakh only)

Schedule - D : (Property Owned by Mrs. Minaxi Jitendra Mehta, W/o. Jitendrabhai Harilal Mehta)

All those pieces and parcel of Immovable Property known as : Plot No.17, admeasuring about 126.39 Sq. Mtrs. of "Royal Industrial Estate" constructed on land bearing Revenue Survey Nos. 110, 120, 121/1, Its Block No. 172, situated at Moje : Delad, Sub-District : Oplad, District : Surat. Boundaries : North : Internal Road, South : Plot No. 35, East : Margin Land, West : Plot No. 18.

Schedule - E : (Property Owned by Mrs. Minaxi Jitendra Mehta, W/o. Jitendrabhai Harilal Mehta)

All those piece and parcel of Immovable Property known as : Plot No.18, admeasuring about 126.39 Sq. Mtrs. of "Royal Industrial Estate." constructed on land bearing Revenue Survey Nos. 110, 120, 121/1, Its Block No. 172, situated at Moje : Delad, Sub-District : Oplad, District : Surat. Boundaries : North : Internal Road, South : Plot No.36, East : Plot No. 17, West : Plot No.19.

Schedule - F : (Property Owned by Mrs. Aruna Mukund Nagad, W/o. Mukund Atmaram Nagad)

All those piece and parcel of Immovable Property known as : Plot No.19, admeasuring about 126.39 Sq. Mtrs. of "Royal Industrial Estate." constructed on land bearing Revenue Survey Nos. 110, 120, 121/1, Its Block No. 172, situated at Moje : Delad, Sub-District : Oplad, District : Surat. Boundaries : North : Plot No.18, South : Plot No.20, East : Road, West : Plot No. 37.

Schedule - G : (Property Owned by Mrs. Aruna Mukund Nagad, W/o. Mukund Atmaram Nagad)

All those piece and parcel of Immovable Property known as : Plot No.20, admeasuring about 126.39 Sq. Mtrs. of "Royal Industrial Estate." constructed on land bearing Revenue Survey Nos. 110, 120, 121/1, Its Block No. 172, situated at Moje : Delad, Sub-District : Oplad, District : Surat. Boundaries : North : Road, South : Plot No.39, East : Plot No.19, West : Plot No.21.

Reserve Price : Rs.1,25,00,000/-
(Rupees One Crore Twenty Five Lakh only) (For Schedule D, E, F & G)

Size : 16 x 30 cm.