



# CITY UNION BANK LIMITED

Credit Recovery and Management Department

Administrative Office : No. 24-B, Gandhi Nagar, Kumbakonam - 612001.  
E-Mail id : crmd@cityunionbank.in, Ph : 0435-2432322, Fax : 0435-2431746

## RE-TENDER-CUM-AUCTION SALE NOTICE UNDER SARFAESI ACT 2002

The following properties 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 the undermentioned security debts due to the Bank, together with further interest and other expenses, any other dues to the Bank by the borrowers / guarantors mentioned herein below :

### PART - 1

**Name of the Borrowers:** No.1) M/s. Raj Vision Enterprises, No.19, Narmada Valley, Khajuri Kalan, Awadhpuri, Bhopal (M.P.) - 462011. No.2) Mr. Kishore Kumar Malviya, S/o. Lakhan Lal Malviya, H.No.11 & H.No.166, Sector-A, Awadhpuri, Khajuri Kalan, Bhopal (M.P.) - 462022. Also at, Mr. Kishore Kumar Malviya, S/o. Lakhan Lal Malviya, F-S-4, Sarthak Height Nirmal Palace, Khajuri, Awadhpuri, Opp. Axis Bank, Bhopal - 462022. No.3) Mr. Raju Gohe, S/o. Premlal Gohe, H.No.19, Narmada Valley, Khajuri Kalan, Awadhpuri, Bhopal (M.P.) - 462022. Also at, Mr. Raju Gohe, S/o. Premlal Gohe, F-S-4, Sarthak Height Nirmal Palace, Khajuri, Awadhpuri, Opp. Axis Bank, Bhopal - 462022. Also at, Mr. Raju Gohe, S/o. Premlal Gohe, H.No.71, Shivok Phase - I, Khajuri Kalan, Tagore Nagar, Bhopal (M.P.) - 462021. No.4) Mrs. Ramkali Gohe, W/o. Premlal Gohe, H.No.71, Shivok Phase - I, Khajuri Kalan, Tagore Nagar, Bhopal (M.P.) - 462021. Also at, Mrs. Ramkali Gohe, W/o. Premlal Gohe, F-S-4, Sarthak Height Nirmal Palace, Khajuri, Awadhpuri, Opp. Axis Bank, Bhopal - 462022. No.5) Mr. Raju Kumar Malviya, S/o. Lakhan Lal Malviya, MQ -272, Shobhapur Colony, Sarni District, Betul (M.P.) - 460447. No.6) Mrs. Pratiba Malviya, W/o. Kishore Kumar Malviya, H.No.11 & H.No.166, Sector-A, Awadhpuri, Khajuri Kalan, Bhopal (M.P.) - 462022.

**Outstanding Liability Amount :** Rs.57,13,826/- (Rupees Fifty Seven Lakh Thirteen Thousand Eight Hundred and Twenty Six only) as on 26-03-2025 together with further interest to be charged from 27-03-2025 onwards, other expenses and any other dues to the bank by the Borrowers / Guarantors.

Description of the Immovable Properties Mortgaged to our Bank	Reserve Price	Date & Time of Auction
<b>Schedule - A : (Property Owned by Mr. Raju Kumar Malviya, S/o. Lakhan Lal Malviya)</b> Residential House on Plot No.72, Part of Khasra No.454/1/1/2, 453 situated at Sheetal Mega City Phase-II, Mandideep, Teh.Goharganj, District Raissen, Admeasuring Total Area of 560 Sq.ft. <u>Boundaries :</u> East : Plot No.71, West : Colony Road, North : Colony Road, South : Plot No.41.	₹ 16,00,000/- (Rupees Sixteen Lakh only)	23-04-2025 at 01.00 p.m.
<b>Schedule - B : (Property Owned by Mr. Kishore Kumar Malviya, S/o. Lakhan Lal Malviya &amp; Mrs. Pratiba Malviya, W/o. Kishore Kumar Malviya)</b> Flat No.S-4, Part of Old Khasra No.144/3/2/KH/2, (New Khasra No.144/TA), on Multi-Storey Building Sarthak Heights Second Floor, Situated at Village Khajuri Kalan, Bhopal (M.P.) to an Extent of 697 Sq.ft., <u>Boundaries :</u> East : Other Land, West : Other Land, North : Flat No. S-1, South : Road.	₹ 18,00,000/- (Rupees Eighteen Lakh only)	23-04-2025 at 01.00 p.m.
<b>Schedule - C : (Property Owned by Mr. Raju Gohe, S/o. Premlal Gohe &amp; Mrs. Ramkali Gohe, W/o. Premlal Gohe)</b> Flat No.S-1, Part of Old Khasra No.144/3/2/KH/2, (New Khasra No.144/TA), on Multi-Storey Building Sarthak Heights Second Floor, Situated at Village Khajuri Kalan, Bhopal (M.P.) to an Extent of 697 Sq.ft., <u>Boundaries :</u> East : Other Land, West : Other Land, North : Other Land, South : Flat No.S-4.	₹ 18,00,000/- (Rupees Eighteen Lakh only)	23-04-2025 at 01.00 p.m.

### PART - 2

**Name of the Borrowers:** No.1) Mr. Rajendra Patel, S/o. Bhola Prasad Patel, at No.2577, Ward No.15, Govind Vallabha Pant Ward, Mandideep, Raissen, Madhya Pradesh - 462046. No.2) Mrs. Ramrati Patel, W/o. Bhola Prasad Patel, at No.2577, Ward No.15, Govind Vallabha Pant Ward, Mandideep, Raissen, Madhya Pradesh - 462046.

**Outstanding Liability Amount :** Rs. 19,85,644/- (Rupees Nineteen Lakh Eighty Five Thousand Six Hundred and Forty Four only) (after taking into account subsequent payments) as on 26-03-2025 together with further interest to be charged from 27-03-2025 onwards, other expenses and any other dues to the bank by the Borrowers / Guarantors.

Description of the Immovable Property Mortgaged to our Bank	Reserve Price	Date & Time of Auction
<b>(Property Owned by Mr. Rajendra Patel, S/o. Bhola Prasad Patel &amp; Mrs. Ramrati Patel, W/o. Bhola Prasad Patel)</b> 2 BHK Residential Flat No.FO-13, 4th Floor, M - Block, Sheetal Dham Residential Compound Situated at Village Samarda, P.H.No.26, Tehsil : Huzur, District : Bhopal (M.P) Built-up Area 665 Sq.Ft. & SBU Area 895 Sq.Ft. <u>Boundaries :</u> East : Flat No.FO - 14, West : Sheetal Dham Internal Road, North : Flat No.FO - 14, South : Sheetal Dham Internal Road.	₹ 9,00,000/- (Rupees Nine Lakh only)	23-04-2025 at 02.00 p.m.

**Venue of Re-Tender-cum-Auction :** City Union Bank Limited, Bhopal Branch,  
No.127, M.P.Nagar, Zone-2, Bhopal, Madhya Pradesh -462001. Telephone No.0755-2552165, Cell No.9301552849

### 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, Bhopal Branch, No.127, M.P.Nagar, Zone-2, Bhopal, Madhya Pradesh -462001..** (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 for PART - 1 and on or before 01.00 p.m. for PART - 2 (4) For inspection of the property and other particulars, the intending purchaser may contact : **Telephone No.0755-2552165, Cell No. 9301552849.** (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. for PART - 1 & 02.00 p.m. for PART - 2,** 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 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 :** 29-03-2025

**Authorised Officer**  
**City Union Bank Ltd.**

**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 : 12 x 25 cms. (Kalyan)

D/2025/CUB\Mar\_25\Ten\Raj Vision Enterprises & \Rajendra Patel\_(Re\_Ten)\_(Bhopal\_M.P.)\_(Eng)\_11-12-2024