



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,

Phone: 0435-2432322, Fax: 0435-2431746

CUB
TRUST AND EXCELLENCE
SINCE 1904

Size : 8 x 26 cm.

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.1,55,13,703/- (Rupees One Crore Fifty Five Lakh Thirteen Thousand Seven Hundred and Three only)** as on **03-04-2025** together with further interest to be charged from **04-04-2025** onwards and other expenses, any other dues to the Bank by the Borrowers / Guarantors **No.1) M/s. Hansa Enterprise, Plot No.16, 17, 18, 2nd Floor, Jalaram Compound, Udhana, Surat - 394210, Gujarat. No.2) Mr. Shantilal Panchariya, S/o. Mr. Ramvilas Panchariya, Flat No.103, Tower - B, Ashirwad Palace, Bhattar Char Rasta, Surat - 395017. Also at: Mr. Shantilal Panchariya, S/o. Mr. Ramvilas Panchariya, No.96, Flat No.304, B - Wing, Ahuja Palace, Rich Mond Road, Bangalore - 560025. Also at: Mr. Shantilal Panchariya, S/o. Mr. Ramvilas Panchariya, Flat No.1101, Tower - P/2, Capital Green, Vesu, Surat - 395003. Also at: Mr. Shantilal Panchariya, S/o. Ramvilas Panchariya, No.16, 17, 18, Second Floor, Jalaram Compound, Behind Arihant Complex, Udhna, Surat, Gujarat - 394210. No.3) Mrs. Saroj Shantilal Panchariya, W/o. Mr. Shantilal Panchariya, Flat No.103, Tower - B, Ashirwad Palace, Bhattar Char Rasta, Surat - 395017. Also at: Mrs. Saroj Shantilal Panchariya, W/o. Mr. Shantilal Panchariya, Flat No.1101, Tower - P/2, Capital Green, Vesu, Surat - 395003. No.4) M/s. Akron Filaments Private Limited, Plot No.16, 17, 18, 2nd Floor, Jalaram Compound, Udhna, Surat, Gujarat - 394210. No.5) M/s. Amit Tex International, Plot No.5, Gut No.142/4, Kothada, Navapur, Nandurbar, Maharashtra - 425418. Also at: M/s. Amit Tex International, 1st Nos, Siddeshwan Nilya, Siddanna Lane, Cubbonpet Bangalore - 560002. No.6) Mr. Kushal Panchariya, S/o. Mr. Shantilal Panchariya, Flat No. 103, Tower - B, Ashirwad Palace, Bhattar Char Rasta, Surat - 395017. Also at: Mr. Kushal Panchariya, S/o. Mr. Shantilal Panchariya, No.96, Flat No.304, B - Wing, Ahuja Palace, Rich Mond Road, Bangalore - 560025.**

Immovable Properties Mortgaged to our Bank

Schedule - B

(Property Owned by Mr. Shantilal Panchariya, S/o. Mr. Ramvilas Panchariya)

Item No.I : Immovable Property Second Floor Admeasuring about 301.62 Sq.Mts., of the Whole of the Property Bearing Plot Nos.16, 17 & 18 Admeasuring about 334.44 Sq.Mts., Along with Undivided Proportionate Share in Land Beneath the Said Building, Situated on the Land Bearing Revenue Survey No.197 of Village Udhana, Sub-District, Surat. **Boundaries:-** North by - Survey No.137, South by - 20 feet Road, East by - Plot No.19, West by - 25 feet Road.

Reserve Price : Rs.42,00,000/-

(Rupees Forty Two Lakh only) (For Schedule B, Item No.I)

Schedule - B

(Property Owned by Mrs. Saroj Shantilal Panchariya, W/o. Mr. Shantilal Panchariya)

Item No.II : Terrace Portion Admeasuring about 301.62 Sq.mts., Super Built-up and 272.41 Sq.mts., Built-up along with construction thereon, above Second Floor in the Property Bearing Plot Nos.16, 17 & 18 Admeasuring about 334.44 Sq.mts., Along with Undivided Proportionate Share in land Beneath the said building admeasuring about 83.61 Sq.mts., situated on the Land Bearing Revenue Survey No.197 of Village Udhna, Sub-District Surat City, Surat. **Boundaries:-** North by - Survey No.137, South by - 20 feet Road, East by - Plot No.19, West by - 25 feet Road.

Reserve Price : Rs.36,00,000/-

(Rupees Thirty Six Lakh only) (For Schedule B, Item No.II)

AUCTION DETAILS

Date of Tender-cum-Auction Sale	Venue
19-05-2025	City Union Bank Limited, Surat - Parle Point Branch, Shop No.G-1, Ground Floor, Vibrant Milestone, Next to Reliance Mall, Opp. Apple Hospital, Udhana Darwaja, Surat - 395002. Telephone No.0261-2253914, Cell No.9327026327

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, Surat - Parle Point Branch, Shop No.G-1, Ground Floor, Vibrant Milestone, Next to Reliance Mall, Opp. Apple Hospital, Udhana Darwaja, Surat - 395002.** (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.0261-2253914, Cell No.9327026327.** (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 : 08-04-2025

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