



CITY UNION BANK LIMITED

Credit Recovery and Management Department
Administrative Office : No. 24-B, Gandhi Nagar, Kumbakonam - 612 001.
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Size : 12 x 50 cm.

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) Mrs. Rekha Bhute, W/o. Sharad Bhute, No.298, Vindhvasani Nagar, Ward No.20, Abhanpur, Nayakbandhan, Raipur, Chhattisgarh - 493661. No.2) Mr. Sharad Bhute, S/o. Krishna Rao Bhute, No.298, Vindhvasani Nagar, Ward No.20, Abhanpur, Nayakbandhan, Raipur, Chhattisgarh - 493661.

Outstanding Liability Amount : Rs.38,87,769/- (Rupees Thirty Eight Lakh Eighty Seven Thousand Seven Hundred and Sixty Nine only) as on 18-04-2025 plus accrued interest to be charged from 19-04-2025 plus other expenses, any other dues to the Bank by the borrowers / guarantors.

Description of the Immoveable Property Mortgaged to our Bank	Reserve Price	Date & Time of Auction
(Property Owned by Mrs. Rekha Bhute, W/o. Sharad Bhute) Land and Building bearing the Part of Kh.No.168/2, Area 1,500 Sq. ft. Situated at Mouza ,Nayakbandha P.C.No.131/23,Tahsil Abhanpur and District Raipur CG. Boundaries are as under : Direction -Description :North -Sellers Land, South-Sellers Land, East-Sellers Land, West-Road.	₹ 45,00,000/- (Rupees Forty Five Lakh only)	20-05-2025 at 12.00 Noon

PART - 2

Name of the Borrowers: No.1) M/s. Chhattisgarh Paper Box Pvt Ltd, H.No.349, VIP Chowk, Near Transformer, Sunder Nagar, Raipur, Chhattisgarh - 492001. No.2) Mr. Suraj Bhan Sharma, H.No.349, VIP Chowk, Near Transformer, Sunder Nagar, Raipur, Chhattisgarh - 492001. No.3) Mr. Aditya Sharma, H.No.349, VIP Chowk, Near Transformer, Sunder Nagar, Raipur, Chhattisgarh - 492001. No.4) Mr. Vikas Chand Sinha, S/o. Late Shri Mukund Lal Sinha, Ankur Vidyalaya, Mahadev Ghat Road, Lakhe Nagar, Raipur, Chhattisgarh - 492001. No.5) Mrs. Beena Sinha, W/o. Vikas Chand Sinha, H.No.349, VIP Chowk, Near Transformer, Sunder Nagar, Raipur, Chhattisgarh - 492001. Also at, Mrs. Beena Sinha, W/o. Vikas Chand Sinha, Ankur Vidyalaya, Mahadev Ghat Road, Lakhe Nagar, Raipur, Chhattisgarh - 492001.

Outstanding Liability Amount : Rs.7,88,17,993/- (Rupees Seven Crore Eighty Eight Lakh Seventeen Thousand Nine Hundred and Ninety Three only) as on 20-04-2025 plus accrued interest to be charged from 21-04-2025 plus other expenses, any other dues to the Bank by the borrowers / guarantors.

Description of the Immoveable Properties Mortgaged to our Bank	Reserve Price	Date & Time of Auction
Schedule - A : (Properties Owned by Chhattisgarh Paper Box Pvt. Ltd., Directors, Suraj Bhan Sharma and Aditya Sharma) Item - 1 : Land bearing Kh. No.105/23, Area -1,500 sq.ft., Kh.No.105/32, Area 4,800 sq.ft, Total Area - 6,300 sq.ft., R.I.C, Raipur - 1, situated at Mouja Devpuri ,P.C.No.114, Raipur Tahsil & District Raipur, Chhattisgarh - 492001. Boundaries are as under : North - Land of Khushboo Sinha & Others, South - Land of Khushboo Sinha & Others, East - Road, West - Part of Kh.No.105. Item - 2 : Land bearing Kh.No.105/21 & Kh.No. -105/32, Total Area -7,900 sq.ft., R.I.C., Raipur - 1, situated at Mouja Devpuri, P.C.No.114, Raipur Tahsil & District Raipur, Chhattisgarh - 492001. Boundaries are as under : North - Part of Kh.No.105, South - Land of Ramnarayan Sinha, East - Road, West - Part of Kh.No.105.	₹ 2,30,00,000/- (Rupees Two Crore Thirty Lakh only)	20-05-2025 at 01.00 p.m.

Description of the Immoveable Properties Mortgaged to our Bank	Reserve Price	Date & Time of Auction
Schedule - B : (Property Owned by Mr. Vikas Chand Sinha, S/o. Late Shri Mukund Lal Sinha) A Open diverted land bearing the KH No.335/10,Area 26,146 Sq.ft.P.C. No.104/56, R.I.C. Raipur, situated at Mouza Sarona, Raipur Tahsil & District Raipur,C.G., Boundaries : North - Land of Yashwanth, South - Land of Subhash Singh, West - Dharsa (Road), East - Land of Dwarika Singh.	₹ 2,60,00,000/- (Rupees Two Crore Sixty Lakh only)	20-05-2025 at 01.00 p.m.

PART - 3

Name of the Borrowers: No.1) M/s. Jai Mata Di Paper Mills Pvt Ltd, Plot No.409, H.No.349, VIP Chowk, Sunder Nagar, Raipur, Chhattisgarh - 492001. No.2) Mr. Suraj Bhan Sharma, S/o. Late Shri Ramlal Sharma, H.No.349, VIP Chowk, Sunder Nagar, Raipur, Chhattisgarh - 492001. No.3) Mr. Aditya Sharma, S/o. Suraj Bhan Sharma, H.No.349, VIP Chowk, Sunder Nagar, Raipur, Chhattisgarh - 492001. No.4) M/s. Chhattisgarh Packaging, Deopuri Village, Lalpur, Raipur, Chhattisgarh - 492001. No.5) Mrs. Pushpalata Sharma, W/o. Suraj Bhan Sharma, H.No.349, VIP Chowk, Sunder Nagar, Raipur, Chhattisgarh - 492001.

Outstanding Liability Amount : Rs.11,50,03,359/- (Rupees Eleven Crore Fifty Lakh Three Thousand Three Hundred and Fifty Nine only) as on 20-04-2025 plus accrued interest to be charged from 21-04-2025 plus other expenses, any other dues to the Bank by the borrowers / guarantors.

Description of the Immoveable Properties Mortgaged to our Bank	Reserve Price	Date & Time of Auction
Schedule - A : (Property Owned by M/s. Jai Mata Di Paper Mills Pvt. Ltd. Represented by its Directors Suraj Bhan Sharma & Aditya Sharma) Land Having Kh. Nos. 201, 202,304/3, Area 0.563 Hectare, Situated at Gram Tarpongi, PC No.03, RIC Tilda, Tasil & District Raipur (C.G.). Boundaries are as under : North : Pawn Nisads Land, South : Grass Land, East : Nittu Nisads Land, West : Dasharths Land. Schedule - G : (Property Owned by Mr. Aditya Sharma, S/o. Suraj Bhan Sharma) Land Having Kh. No.203, Area 0.332 Hectare, Situated at Gram Tarpongi, PC No.03, R.I.C. Tilda, Tahsil & District Raipur (C.G.). Boundaries are as under : North : Santu Nishad's Land, South : Grass Land, East : Samaru's Land, West : Kamdeo Nishad's Land. Along with Superstructure putup thereon.	₹ 2,90,00,000/- (Rupees Two Crore Ninety Lakh only) (For Schedule A & G)	20-05-2025 at 02.00 p.m.
Schedule-B : (Property Owned by Mr. Suraj Bhan Sharma, S/o. Late Shri Ramlal Sharma) Diverted Land Kh. Nos.26/5, 26/10, 27/10 (Part) Area 2400 Sq.Ft Situated at Gram Amlidih , P.C.No.114, R.I.C Tahsil & District Raipur (C.G.). Boundaries are as under : North : Sahu Land, South : Jaggis Land, East : Others Land, West : Road.	₹ 55,00,000/- (Rupees Fifty Five Lakh only)	20-05-2025 at 02.00 p.m.
Schedule-D : (Property Owned by Mr. Suraj Bhan Sharma, S/o. Late Shri Ramlal Sharma) Land Bearing Kh. No.253/1 (Part) Area 4,000 Sq.Ft. Situated at Plot No.68, 66 Mouza, Dumar Talab P.C.No.104 R.I.C. Tahsil Raipur 1, Raipur (C.G.). Boundaries are as under : North : Other's Land, South : Road, East : Road, West : Land of Purchaser.	₹ 45,00,000/- (Rupees Forty Five Lakh only)	20-05-2025 at 02.00 p.m.

Description of the Immoveable Properties Mortgaged to our Bank	Reserve Price	Date & Time of Auction
Schedule - E : (Property Owned by Mr. Aditya Sharma, S/o. Suraj Bhan Sharma) Diverted Land Bearing Kh.Nos.105/21, 105/40, Area 6,180 Sq.Ft. Situated at Gram Deopuri P.C.No.114, R.I.C Raipur - 2 Tahsil & District Raipur (C.G.). Boundaries are as under : North : Land of Shri Ramnarayan Sinha, South : Land Part of Kh.No.105, East : Road, West : Land of Purchaser. Schedule - F : (Property Owned by Mr. Aditya Sharma, S/o. Suraj Bhan Sharma) Diverted land bearing Kh. No.105/28, Area 3,900 Sq.Ft. Situated at Gram Deopuri P.C.No.114, R.I.C. Raipur - 2, Tahsil & District Raipur (C.G.). Boundaries are as under : North : Land of Shri. Ramnarayan Sinha, South : Land Part of Kh.No.105, East : Land of Purchaser. West : Land Part of Kh.No.105. Along with Superstructure putup thereon.	₹ 1,80,00,000/- (Rupees One Crore Eighty Lakh only) (For Schedule E & F)	20-05-2025 at 02.00 p.m.

Description of the Immoveable Properties Mortgaged to our Bank	Reserve Price	Date & Time of Auction
Schedule-H : (Property Owned by Mrs. Pushpalata Sharma, W/o. Suraj Bhan Sharma) Shop No.20 (Basement Shop at Jairam Complex and Hotel) Having Hh No.2/25 (Part 1), Area 161.43 Sq.Ft. (Builted Area of Shop), Situated at Jawahar Nagar, Ward No.15, Moudhapara, Inside of Poonam Hotel Road, Raipur, Tahsil & District Raipur (C.G.). Boundaries are as under : North : Open Land, South : Shop No.21, East : Lobby, West : Ramp.	₹ 20,00,000/- (Rupees Twenty Lakh only)	20-05-2025 at 02.00 p.m.

Description of the Immoveable Properties Mortgaged to our Bank	Reserve Price	Date & Time of Auction
Schedule - I : (Property Owned by Chhattisgarh Packaging Represented by Its Sole Proprietor Suraj Bhan Sharma) Diverted Land of Area 3,600 Sq.Ft. Bearing With Kh.No.105/22, Area Situated at Gram Deopuri, P.C.No.114, R.I.C. Raipur - 2, Tahsil & District Raipur (C.G.). Boundaries are as under : North : Property of Sinha Ji, South : Road, East : Road, West : Others Land.	₹ 40,00,000/- (Rupees Forty Lakh only)	20-05-2025 at 02.00 p.m.

PART - 4

Name of the Borrowers : No.1) M/s. Pankaj Traders, Dr. Khemka House Ke Pass, Plot No.11/308, Gudhiyari, Raipur - 492001. No.2) Mr. Pankaj Agrawal, S/o. Jugal Kishore Agrawal, Near Purana Mangal Bazar, Gudhiyari, Raipur - 492001. No.3) Mrs. Jyoti Agrawal, W/o. Pankaj Agrawal, Near Purana Mangal Bazar, Gudhiyari, Raipur - 492001. No.4) Mr. Arun Agrawal, S/o. Jugal Kishore Agrawal, Near Purana Mangal Bazar, Gudhiyari, Raipur - 492001. No.5) M/s. Arun Agency, Dr. Khemka House Ke Pass, Plot No.11/308, Gudhiyari, Raipur - 492001. No.6) Mrs. Neha Agrawal, W/o. Arun Agrawal, House No.8/111. Pahadi Chauk Se Gudhiyari Marg Uttar Madhya Gudhiyari, Raipur - 492001.

Outstanding Liability Amount : Rs.96,73,749/- (Rupees Ninety Six Lakh Seventy Three Thousand Seven Hundred and Forty Nine only) as on 20-04-2025 plus accrued interest to be charged from 21-04-2025 plus other expenses, any other dues to the Bank by the borrowers / guarantors.

Description of the Immoveable Property Mortgaged to our Bank	Reserve Price	Date & Time of Auction
Schedule - A : (Property Owned by Mr. Arun Agrawal, S/o. Jugal Kishore Agrawal) A Open Land bearing the Plot No. G.A-301, Part of Kh.Nos.561/5, 564/7, 508/3-4, 558/2-3, 560/2, 524/3, 563/2, 562/1, Area 1,200 Sq.ft. R.I.C - Raipur-1, Situated at Mouza "New Swagat Vihar" Dunda P.C.No.118, Proposed P.C.No.51, Raipur Tahsil & District Raipur, Chhattisgarh. Boundaries are under : North : Plot No.G.A-302, South : Plot No.G.A-300, East : Road, West : Plot No.G.A-268.	₹ 4,00,000/- (Rupees Four Lakh only)	20-05-2025 at 03.00 p.m.

PART - 5

Name of the Borrowers : No.1) M/s. Shri Hari Agriculture, Ring Road, No.01, Kushalpur Chowk, Near Swaraj Tractor, New Changorabhata, Raipur, Chhattisgarh - 492001. No.2) Mr. Anand Dubey (Also Legal Heir of Late Shri Gauri Shankar Dubey), S/o. Late Shri Gauri Shankar, No.54/1036, Shanti Vihar Colony, Behind Shitla Maha Mandir, Sundex Nagar, Dangania, Raipur, Chhattisgarh - 492001. No.3) Mrs. Pushpa Dubey (Also Legal Heir of Late Shri Gauri Shankar Dubey), W/o. Late Shri Gauri Shankar Dubey, No.54/1036, Shanti Vihar Colony, Behind Shitla Maha Mandir, Sundex Nagar, Dangania, Raipur, Chhattisgarh - 492001. No.4) Mr. Yogendra Dubey (Also Legal Heir of Late Shri Gauri Shankar Dubey), S/o. Late Shri Gauri Shankar Dubey, No.54/1036, Shanti Vihar Colony, Behind Shitla Maha Mandir, Sundex Nagar, Dangania, Raipur, Chhattisgarh - 492001.

Outstanding Liability Amount : Rs.71,16,645/- (Rupees Seventy One Lakh Sixteen Thousand Six Hundred and Forty Five only) as on 18-04-2025 plus accrued interest to be charged from 19-04-2025 plus other expenses, any other dues to the Bank by the borrowers / guarantors.

Description of the Immoveable Properties Mortgaged to our Bank	Reserve Price	Date & Time of Auction
Schedule - A : (Property Owned by Late Gauri Shankar Dubey) (Now represented by Anand Dubey, Pushpa Dubey & Yogendra Dubey as his Legal Heirs) All that piece and parcel of a House with Land bearing the Part of Kh.Nos.1359/9 & 1360/9, Area 0.020 Hect. or 2201 Sq.ft. R.I.C. Raipur, Situated at Changorabhata, P.C.No. 106-A, Dr. Khubchand Baghel Ward, Ward No.67, Raipur Tahsil & District Raipur, Chattisgarh. Boundaries are as under Direction-Description : North - Road, South- Sonkar Badi, East - Land of Shri Sohan Lal Sinha, West- Land of Shri Diwan. Schedule - B : (Property Owned by Late Gauri Shankar Dubey) (Now represented by Anand Dubey, Pushpa Dubey & Yogendra Dubey as his Legal Heirs) All that piece and parcel of a House with Land bearing the Sheet No.11, Part of Kh.No. 272/50, Plot No.44, Area 1350 Sq ft., RIC-Raipur, Situated at Dangania, P.C.No.104, RIC Raipur 1, Tahsil & District Raipur, Chhattisgarh. Boundaries are as under Direction-Description : North - Others land, South- Road, East- Land of Shri Ram Krishna Mishra, West- Other land.	₹ 50,00,000/- (Rupees Fifty Lakh only)	20-05-2025 at 04.00 p.m.

Venue of Re-Tender-cum-Auction: City Union Bank Limited, Raipur Branch, Hotel Central Avenue, Anand Talkies Road, Back Side of SBI Main Branch, Jaistamb Chowk, Raipur - 492001. Telephone No.0771-2221963, Cell No. 9329825210.

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, Raipur Branch, Hotel Central Avenue, Anand Talkies Road, Back Side of SBI Main Branch, Jaistamb Chowk, Raipur - 492001. (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 11.00 a.m. for PART - 1 and on or before 12.00 Noon for PART - 2 and on or before 01.00 p.m. for PART - 3 and on or before 02.00 p.m. for PART - 4 and on or before 03.00 p.m. for PART - 5. (4) For inspection of the property and other particulars, the intending purchaser may contact : Telephone No.0771-2221963, Cell No. 9329825210. (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 12.00 Noon for PART - 1 & 01.00 p.m. for PART - 2 & 02.00 p.m. for PART - 3 & 03.00 p.m. for PART - 4 and 04.00 p.m. for PART - 5 properties 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 : 22-04-2025
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