

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) Mr. Charanjit Narang, S/o. Late Jagdish Lal Narang, House No.350-D, Near Bashirpura, Thakur Singh Colony, Jalandhar, Punjab -144001. (No.2) Mrs. Meenu Narang, W/o. Charanjit Narang, House No.350-D, Near Bashirpura, Thakur Singh Colony, Jalandhar, Punjab - 144001.

Outstanding Liability Amount : Rs.17,82,868/- (Rupees Seventeen Lakh Eighty Two Thousand Eight Hundred and Sixty Eight only) as on **02-04-2025** plus accrued interest to be charged from **03-04-2025** 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 Mrs. Meenu Narang, W/o. Charanjit Narang) Property/Portion of Residential House No. 136 (Old No.) 350-D (New No.), Measuring 8 Marlas situated at Mohalla Bashirpura, Jalandhar, comprised in Khasra No.8381, 26949/8383 - 8384,8385,8377 as per Fard Jamabandi for the Year 2009 - 2010 Tehsil and District Jalandhar, and having following boundaries as per sale deed : East : Shiv Mandir, West : Road, North : Remaining Portion, House of Rakesh Kumar, South : Piara Lal.	₹ 32,00,000/- (Rupees Thirty Two Lakh only)	03-06-2025 at 01.00 p.m.
Schedule - B : (Property Owned by Mrs. Meenu Narang, W/o. Charanjit Narang) Commercial Shop measuring 0.87 Marla (1 Marla = 207 Sq.ft.) out of Plot Nos.3,4 situated at Village Chugatti, Tehsil and District Jalandhar and dimensioned as 9 feet x 20 feet and is comprised in Khasra No.50 min, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66/1, 67, 2079/69, 70 min and having following boundaries as per Transfer deed No. 2019-20/186/1/3227 dated 14-06-2019 SR Jalandhar. East : Others, West : Main Road, North : Road, South : Sanjeev Kumar.	₹ 5,00,000/- (Rupees Five Lakh only)	03-06-2025 at 03.00 p.m.

PART - 2

Name of the Borrowers: (No.1) Mr. Rahul Kumar, S/o. Kishuni Singh, at H.No.9, Bank Colony, Raj Nagar, Jalandhar -144001, Punjab. (No.2) Mrs. Rubi Devi, W/o. Mr. Rahul Kumar, at H.No.9, Bank Colony, Raj Nagar, Jalandhar -144001, Punjab.

Outstanding Liability Amount : Rs.6,48,945/- (Rupees Six Lakh Forty Eight Thousand Nine Hundred and Forty Five only) as on **07-05-2025** plus accrued interest to be charged from **08-05-2025** 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 Mrs. Rubi Devi, W/o. Rahul Kumar) Property to the extent of 777 Sq.Ft, Khasra No.17/15,16 located at Kabir Vihar, Basti Bawa Khel, Tehsil and District Jalandhar, Punjab. Boundaries: East: Street, West : Street, North : Ramesh Kumar, South : Mukesh Kumar.	₹ 8,00,000/- (Rupees Eight Lakh only)	03-06-2025 at 02.00 p.m.

Venue of Re-Tender-cum-Auction : City Union Bank Limited, Jalandhar Branch,

ES-245, Juika Arcade, Nakodar Road, Jalandhar, Punjab - 144001. Telephone No.0181-2221046, Cell No.9356860399.

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, Jalandhar Branch, ES-245, Juika Arcade, Nakodar Road, Jalandhar, Punjab - 144001.** (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.", **PART-1 : on or before 12.00 Noon for Schedule - A & on or before 02.00 p.m. for Schedule- B 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.0181-2221046, Cell No.9356860399.** (5) The property/ies are sold on "As-is-where-is", "As-is-what-is" and "whatever-where is" basis. (6) The sealed Tenders will be opened in the presence of the intending bidders at **01.00 p.m. for Schedule - A & 03.00 p.m. for Schedule - B for PART - 1 & 02.00 p.m. for PART - 2,** 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 : 08-05-2025

**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