

## 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. Apsara Fashion, at No.43, Sri Hariram Goenka Street, 1st Floor, Kolkata - 700 007. Also at : M/s. Apsara Fashion, at No.52, Prafalla Kana, Kestopar, Kolkata - 700 101. No.2) Mr. Sanjay Kedia, S/o. Sri Baburam Kedia, at DE-3, Deshbhandhu Nagar, Baguihati, Kolkata - 700 059. No.3) Mr. Ashok Banik, S/o. Lt. Surendra Nath Banik, at Parafulla Nagar, No.7, Habra North, Near Mansabari, Kolkata - 743 268.

**Outstanding Liability Amount :** Rs.1,37,32,385/- (Rupees One Crore Thirty Seven Lakh Thirty Two Thousand Three Hundred and Eighty Five only) as on 29-04-2025 together with further interest to be charged from 30-04-2025 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>(Property owned by Mr. Ashok Banik, S/o. Lt. Surendra Nath Banik)</b> All that piece and parcel of Bastu land measuring 9-3/8 Sataks or 9 Sataks, Single Std Residential Building, a portion is complete for an Area 550 Sq.ft. having 1 AC Roof staircase of area 110 Sq.ft. & another extension Part is incomplete with Roof Slab for an Area 400 Sq.ft. Assessed 50% of the Completion lying in Mouza - Habra, RS No.313, CS Dag No.1061, Dag No.813 CS and RS Khatian No.54, JL No.72, Ward No.7, Holding No.77, Manasapara Road, PS-Habra within Habra Municipality, District - 24 Paragnas (North) which is butted and bounded as follows :- As per Deed/Legal Opinion : On the North by : Main Road, On the West by : Land of Shefali Rani, On the South by : House of Surendra and Nagendra Nath Dey, On the East by : Main Road. As per Valuation Report : On the North by : 15' wide Manasapara Road, On the West by : 6' wide Lane, On the South by : House of N Mallik, On the East by : House of Sudev Saha.	<b>₹ 20,00,000/-</b> (Rupees Twenty Lakh only)	<b>29-05-2025</b> at <b>01.00 p.m.</b>

### PART - 2

**Name of the Borrowers:** No.1) M/s. Swastika Constant Care, No.15, Free School Street, 4th Floor, Kolkata-700016. No.2) Mr. Siddharth Jeloka, S/o. Sri Binod Kumar Jeloka, No.4, Lake View Road, Kolkata - 700012. No.3) Mrs. Sonia Mukherjee, W/o. Late Bhupal Mukherjee (Legal heir of Late Bhupal Mukherjee), No.76, B.B.Ganguly Street, Kolkata - 700012. No.4) Minor Susovan Mukherjee, S/o. Late Bhupal Mukherjee (Represented by Mrs. Sonia Mukherjee), No.76, B.B. Ganguly Street, Kolkata - 700012. No.5) Minor Shivangini Mukherjee, S/o. Late Bhupal Mukherjee (Represented by Mrs. Sonia Mukherjee), No.76, B.B. Ganguly Street, Kolkata - 700012. No.6) Mr. Binod Kumar, S/o. Sri Mohan Lala Jeloka, No.4, Lake View Road, Kolkata-700012.

**Outstanding Liability Amount :** Rs.7,23,76,724/- (Rupees Seven Crore Twenty Three Lakh Seventy Six Thousand Seven Hundred and Twenty Four only) as on 23-03-2025 together with further interest to be charged from 24-03-2025 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 Late Bhupal Mukherjee)</b> All that piece and parcel of land measuring 5 Cottahs 2 Chittaks 41 sq.ft. (ie.346.6 sq.metres) together with 3 storied brick built building lying at and being the demarcated Northern Portion of premises No.1, Kalidas Dutta Lane, Block No.XII, Holding No.380, 381 PS-Munchipara under Kolkata Municipal Corporation in the South Division of Town of Kolkata - 700012. On the North by : Partly by premises No.30 Hidarum Banerjee Lane and Partly by premises No.31, Hidarum Banerjee Lane, Kolkata. On the South by : Partly by Kalidas Dutta Lane and partly by the demarcated Southern Portion of premises No.1 Kalidas Dutta Lane, Kolkata - 700012 with superstructure putup thereon. On the West by : Municipal Sewer Ditch, On the East by : Kalidas Dutta Lane.	<b>₹ 2,40,00,000/-</b> (Rupees Two Crore Forty Lakh only)	<b>29-05-2025</b> at <b>02.00 p.m.</b>

**Venue of Re-Tender-cum-Auction :** City Union Bank Limited, Kolkata-B.B.D.Bag Branch, Ground Floor, No.64A, Hemanta Basu Sarani, B.B.D. Bag, Kolkata - 700001. Telephone No.033-22107140, Cell No. 9330875466.

### 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, Kolkata-B.B.D.Bag Branch, Ground Floor, No.64A, Hemanta Basu Sarani, B.B.D. Bag, Kolkata - 700001.** (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.033-22107140, Cell No. 9330875466.** (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.** 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, 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 : 02-05-2025

**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