

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.15,39,566/- (Rupees Fifteen Lakh Thirty Nine Thousand Five Hundred and Sixty Six only)** as on **19-05-2025** together with further interest to be charged from **20-05-2025** onwards and other expenses, any other dues to the Bank by the borrowers / guarantors **No.1) M/s. Purv Enterprise, Plot No.38, Survey No.02, Village Padana, Taluka Gandhidham, District Kachchh - 370201. No.2) Mr. Tusharkumar Dharmendrakumar Zaru, S/o. Dharmendra Kanjibhai Jaru, Plot No.140, Hubal Faliyu Motu, Padana, Taluka Gandhidham, District Kachchh - 370201. No.3) Mrs. Shantiben Tusharbhai Jaru, W/o. Tusarkumar Dharmendrakumar Zaru, Plot No.140, Hubal Faliyu Motu, Padana, Taluka Gandhidham, District Kachchh - 370201. No.4) Mr. Hiteshbhai Dharmendrabhai Jaru, S/o. Dharmendrabhai Kanjibhai Jaru, Plot No.140, Hubal Faliyu Motu, Padana, Taluka Gandhidham, District Kachchh - 370201. No.5) Mr. Dhawal Dharmendrabhai Jaru, S/o. Dharmendrabhai Kanjibhai Zaru, Plot No.140, Hubal Faliyu Motu, Padana, Taluka Gandhidham, District Kachchh - 370201. No.6) Mr. Dharmendra Kanjibhai Jaru, S/o. Kanjibhai Anandbhai Zaru, Plot No.140, Hubal Faliyu Motu, Padana, Taluka Gandhidham, District Kachchh - 370201.**

Immovable Properties Mortgaged to our Bank

Schedule - A : (Property Owned by Mr. Hiteshbhai Dharmendrabhai Jaru, S/o. Dharmendrabhai Kanjibhai Jaru)

All that piece and parcel of the land known and described as Residential Plot No.95/C, Block-D & Plot No.96/C, Block-D, Total Area admeasuring 267.54 (133.77 + 133.77) square meters in Non-Agricultural land bearing Revenue Survey No.227/1, Paiki (Area admeasuring Acres 5-17 Gunthas) situated at sim of Village Chudva, Taluka Gandhidham, Sub-Registration District Kachchh, Gujarat. Boundaries : East : Internal Road, West : Plot No.55, North : Plot No.94, South : Plot No.97.

Reserve Price : Rs.19,00,000/-
(Rupees Nineteen Lakh only)

Schedule - B : (Property Owned by Mr. Dhawal Dharmendrabhai Jaru, S/o. Dharmendrabhai Kanjibhai Zaru)

All that piece and parcel of the land known and described as Office No.219, Area admeasuring 17-76 square meters, Second Floor in building known as Prime Commercial Complex, constructed on Shopping Plot Nos.36 & 37, Block-N in Non-Agricultural land (Commercial Purpose) bearing Revenue Survey Nos. 231 & 232 situated at sim of Village Chudva, Taluka Gandhidham, Sub-Registration District Gandhidham, Registration District Kachchh, Gujarat. Boundaries : East : Passage, West : Plot Nos.62, 63 & 64, North : Office No.218, South : Office No.220.

Reserve Price : Rs.4,00,000/-
(Rupees Four Lakh only)

Schedule - C : (Property Owned by Mr. Dharmendra Kanjibhai Jaru, S/o. Kanjibhai Anandbhai Zaru)

All that piece and parcel of the land known and described as Office No.242, Area admeasuring 17-41 square meters, Second Floor in building known as Prime Commercial Complex, constructed on Shopping Plot Nos. 36 & 37, Block-N in Non-Agricultural land (Commercial Purpose) bearing Revenue Survey Nos. 231 & 232 situated at sim of Village Chudva, Taluka Gandhidham, Sub-Registration District Gandhidham, Registration District Kachchh, Gujarat. Boundaries : East : 3.63 meters passage & Thereafter Office No.230, West : Office No.212, North : Office No.214, South : Office No.241.

Reserve Price : Rs.4,00,000/-
(Rupees Four Lakh only)

AUCTION DETAILS

Date of Tender-cum-Auction Sale	Venue
30-06-2025	City Union Bank Limited, Gandhidham Branch, Shreeji Complex, Plot No.91, Ward No.12-B, Opp.City Police Station, Gandhidham, Kutch, Gujarat-370201. Telephone No.02836-237390, Cell No.9376865737.

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, Gandhidham Branch, Shreeji Complex, Plot No.91, Ward No.12-B, Opp. City Police Station, Gandhidham, Kutch, Gujarat - 370201.** (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.02836-237390, Cell No.9376865737.** (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 : 21-05-2025

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