



**CUB**  
TRUST AND EXCELLENCE  
SINCE 1904

# 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,  
Ph : 0435-2432322, Fax : 0435-2431746**

Size : 8 x 25 cm.

## RE-TENDER-CUM-AUCTION SALE NOTICE UNDER SARFAESI ACT 2002

The following property/ies 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 a sum of **Rs.16,54,70,454/- (Rupees Sixteen Crore Fifty Four Lakh Seventy Thousand Four Hundred and Fifty Four only)** as on **03-07-2024** together with further interest to be charged from **04-07-2024** onwards, other expenses and any other dues to the bank by the borrowers / guarantors **No.1) Mr. Mohit Kumar Jain, S/o. Suresh Shah, No.253, M.S.V. Cable Network Road, Amruthahalli, Bangalore - 560093. No.2) Mrs. Jalpa Jain, W/o. Mr. Mohith Kumar Jain, No.253, M.S.V. Cable Network Road, Amruthahalli, Bangalore - 560093. No.3) M/s. Just Love It Apparel LLP, No.31/1, 5th Main, Near Vinayak Temple, Opp. Kavi Travels, Srirampuram, Bangalore - 560021. No.4) M/s. SFJLI Pvt. Ltd, No.31, 5th Main Road, Opp. Kavi Travels, Srirampuram, Bangalore - 560021. No.5) Mr. Karthick Rao, S/o. H.T. Sadashivarao, No.15, Meenakshi Cottage, Govindappa Lane, 2nd Cross, Ramaswamy Palya, Bangalore - 560033. No.6) Mrs. Prema .S Rao, W/o. Late Sadhashiv Rao, HRBR Layout, 1st Block, Kalyan Nagar, RT Nagar, Bangalore - 560032. No.7) Mr. Ajit Trambakla Shah, S/o. T.T. Shah, No.F 113, 2nd Main Road, Behind Central Chambers, Gandhi Nagar, Bangalore - 560009. No.8) M/s. Soham Fashions, No.31, 5th Main Road, Opp. Kavi Travels, Srirampuram, Bangalore - 560021. No.9) Mr. Debi Prasad Dhanuka, F/o. Late Udit Dhanuka, (In the capacity of legal heir of late Udit Dhanuka). No.4/16, Palace Road, High Grounds, Opp. Anjaneya Temple, Bangalore- 560052. No.10) Mrs. Sumitra Devi Dhanuka, W/o. Mr. Debi Prasad Dhanuka, (In the capacity of legal heir of late Udit Dhanuka). No.4/16, Palace Road, High Grounds, Opp. Anjaneya Temple, Bangalore - 560052.**

**Note :** That our **132-Bengaluru-Malleswaram Branch** has also extended Financial Assistance (CUB OSL SPECIAL-BR : 501812080081356) dated **30-09-2021** requested by No.8 of you represented by Nos. 1, 2 and 5 of you as Partners for which Nos.1, 2 and 5 of you stood as Co-obligants and Nos. 1 and 2 of you stood as Guarantors for the facility for a total amount of **Rs. 45,00,000/-** at a ROI of **12%**. The same has been also classified as **NPA** on **29-12-2022** and the outstanding balance as on **03-07-2024** is **Rs.59,60,443/-** plus further interest and penal interest of **2.00%** with monthly rests to be charged from **04-07-2024** till the date of realization.

### **Immovable Properties Mortgaged to our Bank**

#### **Schedule - A : (Property Owned by Mr. Mohit Kumar Jain, S/o. Suresh Shah & Mrs. Jalpa Jain, W/o. Mr. Mohith Kumar Jain)**

All that piece and parcel of the Commercial land and Building bearing Sy. No.2 (Re-Survey No. 60/1) Southern Portion of Property No.31, PID No.26-33-31/1, Measuring : East - West : 70 Feet, and North-South : 54 Feet, in all 3,780 sq.ft. Situated at Kranti Kavi Sarvagya Road, Okalipuram, Bangalore, constructed building thereon and bounded by : East by : Road; West by : Road, North by : Property belonging to Ajit T. Shah: and South by : Private Property.

**Reserve Price : Rs.6,00,00,000/-**  
**(Rupees Six Crore only)**

#### **Schedule - C : (Property Owned by Late Udit Dhanuka Now represented by Mr. Debi Prasad Dhanuka & Mrs. Sumitra Devi Dhanuka as his legal heirs)**

All that piece and parcel of the Residential Apartment bearing No.GF-2, Municipal No.53, PID No.91-75-53 assigned by the BBMP on the Ground Floor, Measuring about 1,100 sq.ft, Super built-up-Area, in the Apartment known as "LA CITADEL", situated at promenade Road, Ward No.91, Frazer Town, Bangalore, and bounded by : East by : Property bearing Old No.19; West by : Property bearing Old No.17; North by : Promenade Road and; South by : Private Property.

**Reserve Price : Rs.83,00,000/-**  
**(Rupees Eighty Three Lakh only)**

### RE-AUCTION DETAILS

Date of Re-Tender-cum-Auction Sale	Venue
<b>02-08-2024</b>	<b>City Union Bank Limited, Bengaluru-Malleswaram Branch, No.58/1,13th Cross, Margosa Road, Malleswaram, Bengaluru Rural, Karnataka - 560003. Telephone No.080-23463636, Cell No.9342519841.</b>

### 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, Bengaluru Malleswaram Branch, No.58/1,13th Cross, Margosa Road, Malleswaram, Bengaluru Rural, Karnataka - 560003.** (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.080-23463636, Cell No.9342519841.** (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 : 05-07-2024**

**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**