



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 : 12 x 19 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) M/s. Karwar Fabrics, at No.5, Mahalaxmi Market, Main Mandia Road, Pali, Rajasthan - 306401. No.2) Mr. Suraj Patel, S/o. Hanumanram Patel, at No.521, Gandhi Nagar, Mandia Road, Pali, Rajasthan - 306401. No.3) Mrs. Sita Devi, W/o. Suraj Patel, at No.521, Gandhi Nagar, Mandia Road, Pali, Rajasthan - 306401.

Outstanding Liability Amount : Rs.91,72,912/- (Rupees Ninety One Lakh Seventy Two Thousand Nine Hundred and Twelve only) as on 04-07-2024 plus accrued interest to be charged from 05-07-2024 plus other expenses, any other dues to the Bank by the borrowers / guarantors.

Note : That our 387-Pali Branch has also extended Financial Assistance (FITL - ADHOC:501912090016070) dated 05-09-2020 requested by No. 1 of you represented by No. 2 of you as Proprietor for which No.3 of you stood as Co-obligant for the facility for a total amount of Rs. 1,94,000/- at a ROI of 12.50%. The same has been also classified as NPA on 29-12-2020 and the outstanding balance as on 04-07-2024 is Rs. 3,26,479/- plus further interest and penal interest of 2.00% with monthly rests to be charged from 05-07-2024 till the date of realization.

Description of the Immovable Property
Mortgaged to our Bank

Reserve
Price

Date & Time
of Auction

(Property Owned by Mrs. Sita Devi, W/o. Suraj Patel)

Immovable property situated at Residential House Built on Plot No.521, Gandhi Nagar, Mandia Road, Pali, Rajasthan - 306401. Total Extent : 20' x 49' = 980 Sq.Ft., 108.88 Sq.Yards (3'x 3'). **Boundaries :** In North : Plot No.522, In South : Plot No.520, In East : Plot No.544, In West : 30' Wide Road.

₹ 32,00,000/-
(Rupees
Thirty Two
Lakh only)

07-08-2024
at
01.00 p.m.

PART - 2

Name of the Borrowers: No.1) M/s. Pharma Center, Inside Mayur Garden, Opp. Bangur Hospital, Suraj Pole, Pali, Rajasthan - 306401. No.2) Mrs. Chandra Lodha, W/o. Ajit Mal Lodha, C-41, Veer Durga Dass Nagar, Pali, Rajasthan - 306401. No.3) Mr. Jitendra Lodha, S/o. Ajit Mal Lodha, C-41, Veer Durga Dass Nagar, Pali, Rajasthan - 306401.

Outstanding Liability Amount : Rs.43,10,283/- (Rupees Forty Three Lakh Ten Thousand Two Hundred and Eighty Three only) as on 05-07-2024 plus accrued interest to be charged from 06-07-2024 plus other expenses, 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

(Property Owned by Mrs. Chandra Lodha, W/o. Ajit Mal Lodha)

Residential Flat Situated At Flat No."D", First Floor, Plot No.736, City Heart, Nehru Park, Opp. Arunachal Plywood, Sardarpura, City-Jodhpur, District Jodhpur, State Rajasthan. **Extent :** Land Area - 29.25 Sq. Mtr. and Built-Up Area 42.15 Sq. Mtr. **Boundaries :** North - Gali Wide 06 Feet, South - Flat No."C", First Floor, East - Gali Wide 06 Feet, West - Passage, Stair Case & Flat No."A", First Floor.

₹ 27,00,000/-
(Rupees
Twenty Seven
Lakh only)

07-08-2024
at
02.00 p.m.

Venue of Re-Tender-cum-Auction: City Union Bank Limited, Pali Branch, Ground Floor, Part of Plot 3 to 4, Panch Mukha Pulia, NH 65, Railway Station Road, Pali, Rajasthan - 306401. Telephone Nos.02932-222006/222007, Cell No.9352034953.

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, Pali Branch, Ground Floor, Part of Plot 3 to 4, Panch Mukha Pulia, NH 65, Railway Station Road, Pali, Rajasthan - 306401.** (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 & 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 Nos.02932-222006/222007, Cell No.9352034953. (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, 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 : 08-07-2024

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