



# 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

### 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.1,25,85,347/- (Rupees One Crore Twenty Five Lakh Eighty Five Thousand Three Hundred and Forty Seven only)** as on **05-05-2025** together with further interest to be charged from **06-05-2025** onwards and other expenses, any other dues to the Bank by the borrowers / guarantors **No.1) M/s. Dhanalaxmi Iron Works, 5-3-304, Indira Nagar, 8568, M.G.Road, Secunderabad - 500080. Also at, M/s. Dhanalaxmi Iron Works, 76/78, Venkateshwara Co. Op. Society, Balanagar, Secunderabad, Hyderabad - 500037. No.2) Mr. Paresh Suryakant Trivedi, S/o. Late Suryakant Trivedi, Flat No.5, Second Floor, Plot No. 7 & 8, Bapubagh Colony, Prenderghast Road, Secunderabad - 500003. Also at, Mr. Paresh Suryakant Trivedi, S/o. Late Suryakant Trivedi, Flat No.203, Second Floor, Devaki Chambers, No.1-7-74 to 79, Prenderghast Road, Secunderabad - 500003. No.3) Mrs. Meeta Trivedi, W/o. Paresh Suryakant Trivedi, Flat No.5, Second Floor, Plot Nos. 7 & 8, Bapubagh Colony, Prenderghast Road, Secunderabad - 500003. Also at, Mrs. Meeta Trivedi, W/o. Paresh Suryakant Trivedi, Flat No. 203, Second Floor, Devaki Chambers, Nos. 1-7-74 to 79, Prenderghast Road, Secunderabad - 500003.**

#### Immovable Property Mortgaged to our Bank

##### (Property Owned by Mr. Paresh Suryakant Trivedi, S/o. Late Suryakant Trivedi)

All that Residential flat No. 3 (Municipal Door No.1 7-74 to 79/203 (P) PTI H No 1180110407) admeasuring 1,092.0 Sq. fts, with undivided Share of land admeasuring 30.5 Sq. Yards and Flat No. 3(a) (Municipal Door No.1-7-74 to 79/203 (P) PTI H.No. 1300122928), admeasuring 524.0 Sq.ft., with Undivided Share of land admeasuring 14.5 Sq. Yards in Second Floor in all total admeasuring 1,616.0 Sq.fts, (Including Common Areas) together with Undivided Share of total land admeasuring 45.0 Sq.Yards out of 1,850.0 Sq. Yards in the building known as "Devaki Chambers" in premises bearing No.1-7-74 to 79 situated at Prenderghast Road, S.D. Road, Secunderabad - 500003. T.S., Comprising of Three Bed Rooms, Hall, Dining and Kitchens shown in the Plan Annexed herewith and bounded on the : North by : Flat Nos. 4 & 5 and Common Passage, South by : Neighbours Property, East by : Passage and Flat Nos.1 & 2, West by : Open to SKY & Road (Registered as Document No. 1330 of 2020 dated 23-12-2020 at Sub-Registration Office, Secunderabad).

**Reserve Price : Rs.54,00,000/-**

**(Rupees Fifty Four Lakh only)**

#### RE-AUCTION DETAILS

Date of Re-Tender-cum-Auction Sale	Venue
<b>18-08-2025</b>	<b>City Union Bank Ltd., Secunderabad- Ranigunj Branch, Ground Floor, 5-2-183 &amp; 184, Modi Square, M.G.Road, Boats Club X Road Junction, Secunderabad - 500003. Telephone No.040-27544334, Cell No.9391316874..</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, Secunderabad-Ranigunj Branch, Ground Floor, 5-2-183 & 184, Modi Square, M.G.Road, Boats Club X Road Junction, Secunderabad - 500003.** (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.040-27544334, Cell No.9391316874.** (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 : 25-07-2025

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**

D:\2025\CUB\July\_25\Dhanalaxmi Iron Works\_(Re\_Ten)\_(Ranigunj\_Secunderabad)\_(Eng)\_25-07-2025 Size : 8 x 22 cm.