



## 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) Mr. Ritish Kiritbhai Desai, S/o. Mr. Kiritbhai Mohanlal Desai, 402, Sai Krupa Apt., Desaiwad Anavil Street, Near Aangar Apartment, Vapi Town, Vapi - 396 191, Gujarat. No.2) Mrs. Chetana Ritish Desai, W/o. Mr. Ritish Kiritbhai Desai, 402, Sai Krupa Apt., Desaiwad Anavil Street, Near Aangar Apartment, Vapi Town, Vapi - 396 191, Gujarat.

**Outstanding Liability Amount :** Rs.20,48,254/- (Rupees Twenty Lakh Forty Eight Thousand Two Hundred and Fifty Four only) as on 18-03-2025 plus accrued interest to be charged from 19-03-2025 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
<b>(Property Owned by Mr. Ritish Kiritbhai Desai, S/o. Mr. Kiritbhai Mohanlal Desai)</b> All that piece and parcel of Commercial Shop No.F-9, admeasuring 285.00 Sq.feet or 26.47 Sq. Metres super builtup area situated on the First Floor of the Building known as SAI DHARSAN constructed on Gouthan Land admeasuring 975 Sq.metres situated at Block No.2, Desaiwad, Valwada Village, Tal. Umbergaon District, Valsad, Vapi Gujarat. Boundaries: North By - Shop No.F-10, South By - Shop No. F-8, East By - Valwada Desaiwad Road, West By - Passage.	₹ 3,00,000/- (Rupees Three Lakh only)	29-08-2025 at 01.00 p.m.

### PART - 2

**Name of the Borrowers:** No.1) Mr. Abhishek Ravishankar Shukla, S/o.Mr. Ravishankar Shukla, Flat No. A-103, First Floor, Arihant Residency, Chharawada, Vapi, Gujarat - 396191. Also at Mr. Abhishek Ravishankar Shukla, S/o. Mr. Ravishankar Shukla, C/o. Bharmadev Mishra, Survey No.265/10/3, Opposite Prince Industries, Behind Bluestar, Canal Road, Dadra - 396230, Dadra and Nagar Haveli UT. No.2) Mrs. Jayavanti Ravishankar Shukla, W/o. Mr. Ravishankar Shukla, Flat No. A-103, First Floor, Arihant Residency, Chharawada, Vapi, Gujarat - 396191.

**Outstanding Liability Amount :** Rs.20,48,237/- (Rupees Twenty Lakh Forty Eight Thousand Two Hundred and Thirty Seven only) as on 18-03-2025 plus accrued interest to be charged from 19-03-2025 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
<b>(Property Owned by Mr. Abhishek Ravishankar Shukla, S/o. Mr. Ravishankar Shukla)</b> All that piece and parcel of Commercial Shop No.F-8 admeasuring 285.00 Sq.ft. or 26.47 Sq.mt. Super built-up area situated on the First Floor of the building known as "Sai Dharsan" constructed on Gouthan Land admeasuring 975.00 Sq. mt. situated at Block No.2, Desaiwad, Valwada Village, Taluk Umbergaon, District Valsad. Boundaries : North by : Shop No. F-9, South by : Shop No.F-7, East by : Valwada Desaiwad Road, West by : Passage.	₹ 4,00,000/- (Rupees Four Lakh only)	29-08-2025 at 02.00 p.m.

**Venue of Re-Tender-cum-Auction :** City Union Bank Limited, Vapi Branch, Shop Nos. 36, 37 & 38, Girnar Khushboo Plaza, Plot No.209, GIDC Estate, Vapi, Valsad, Gujarat - 396195. Telephone No.0260-2423723, Cell Nos.9327116247, 8925964906.

### 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, Vapi Branch, Shop Nos. 36, 37 & 38, Girnar Khushboo Plaza, Plot No.209, GIDC Estate, Vapi, Valsad, Gujarat - 396195.** (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.0260-2423723, Cell Nos.9327116247, 8925964906. (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 and 2.00 p.m. for PART - 2** Property 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 : 02-08-2025**

**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