



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,

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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.2,79,78,721/- (Rupees Two Crore Seventy Nine Lakh Seventy Eight Thousand Seven Hundred and Twenty One only)** as on 12-09-2023 together with further interest to be charged from 13-09-2023 onwards and other expenses, any other dues to the Bank by the borrowers / guarantors No.1) M/s. Gaurav Security Services (Regd.), at A61/C 13, Gali No.6, West Vinod Nagar, Delhi - 110092. No.2) Mr. Surender Kumar Sharma, S/o. Shri. Surat Ram Sharma, at 106, Balco Apartment, Plot No.58, Patparganj, Delhi - 110092. No.3) Mrs. Meena Sharma, W/o. Surender Kumar Sharma, at 106, Balco Apartment, Plot No.58, Patparganj, Delhi - 110092. No.4) Mr. Gaurav Sharma, S/o. Surender Kumar Sharma, at 106, Balco Apartment, Plot No.58, Patparganj, Delhi - 110092. No.5) M/s. Apex Security & Detective Services, at A 86 B, 1st Floor, Khasra No.251, School Block Chander, Vihar Mandawali, Delhi - 110092. No.6) M/s. Jai Ambey Buildmart Pvt. Ltd., at 106, Balco CGHS Ltd., 58, I.P. Extension, Patparganj, Delhi - 110092. No.7) Mr. Neki Ram, S/o. Banwarilal, at No.144, Ward No.6, Bawani Khesa, Bhlwani, Hariyana.

Note : 1) That our 355 - New Delhi - Mayur Vihar Branch has also extended financial assistance (CUB OSL TERM EMI-BR-501812080050674) dated 28-03-2019 requested by No.2 of you for which Nos.3 & 4 of you stood as Co-obligants and No.6 of you stood as Guarantor for the facility for a total amount of **Rs.2,00,00,000/-** at a ROI of 11% and the balance outstanding as on 12-09-2023 is **Rs.2,22,33,252/-** plus further interest and penal interest of 2.00% with monthly rests to be charged from 13-09-2023 till the date of realization.

2) That our 355 - New Delhi - Mayur Vihar Branch has also extended financial assistance (SECURED OD WITHOUT DP:512120020014483) dated 28-09-2017 requested by No.5 of you represented by Nos.2, 4 & 7 of you as Partners for which Nos.2, 4 & 7 of you stood as Co-obligants and Nos.3, 4, 5 & 7 of you stood as Guarantors for the facility for a total amount oamount of **Rs.3,00,00,000/-** at a ROI of 12% and the balance outstanding as on 12-09-2023 is **Rs.4,36,70,064/-** plus further interest and penal interest of 2.00% with monthly rests to be charged from 13-09-2023 till the date of realization.

3) That our 355 - New Delhi - Mayur Vihar Branch has also extended financial assistance (EMERGENCY CREDIT LINE SCH:501812080076426) dated 31-10-2020 requested by No.5 of you represented by Nos.2,4 & 7 of you as Partners for which Nos.2, 4 & 7 of you stood as Co-obligants and No.3 of you stood as Guarantor for the facility for a total amount of **Rs.1,10,00,000/-** at a ROI of 9.25% and the balance outstanding as on 12-09-2023 is **Rs.1,36,19,464/-** plus further interest and penal interest of 2.00% with monthly rests to be charged from 13-09-2023 till the date of realization.

4) That our 355 - New Delhi - Mayur Vihar Branch has also extended financial assistance (CUB OSL TERM EMI-BR:501812080050673) dated 28-03-2019 requested by No.5 of you represented by Nos.2,4 & 7 of you as Partners for which Nos.2, 4 & 7 of you stood as Co-obligants and Nos.3 & 6 of you stood as Guarantors for the facility for a total amount of **Rs.1,98,00,000/-** at a ROI of 11% The same has been also classified as NPA on 14-10-2020 and the outstanding balance as on 12-09-2023 is **Rs.2,41,04,422/-** plus further interest and penal interest of 2.00% with monthly rests to be charged from 13-09-2023 till the date of realization.

5) That our 502 - New Delhi - Laxmi Nagar Branch has also extended financial assistance (CUB OSL SPECIAL-BR:501812080079804) dated 03-07-2021 requested by No.2 of you for which Nos.3 & 4 of you stood as Co-obligants and Nos.3 & 6 of you stood as Guarantors for the facility for a total amount of **Rs.45,00,000/-** at a ROI of 12% and the balance outstanding as on 12-09-2023 is **Rs.31,13,959/-** plus further interest and penal interest of 2.00% with monthly rests to be charged from 13-09-2023 till the date of realization.

Immovable Properties Mortgaged to our Bank

Schedule - A : (Property Owned by Mrs. Meena Sharma, W/o. Surender Kumar Sharma)

Property bearing S-515/A admeasuring 2,520 Sq.ft., out of Khasra No.341/258, situated in the Abadi of School Block, Shakarpur, in the Area of Village Shakarpur Khas, Illaqua Shahdara, Delhi. North : 20 ft. wide Gali, South : Road, East : Flat No.S-403, West : Property No.S-401.

Reserve Price : Rs.5,00,00,000/-
(Rupees Five Crore only)

Schedule - B : (Property Owned by Mrs. Meena Sharma, W/o. Surender Kumar Sharma)

Property Bearing No.S-402, admeasuring 200 Sq.Yds., out of Khasra No.258, situated in the Abadi of School Block, Shakarpur, in the area of Village Shakarpur khas, Illaqua Shahdara, Delhi -110092. Along with superstructure property thereon. Boundaries: North : 20 Ft. wide Gali, South : Road, East : Property No. S-403, West : Property No.S-401.

Reserve Price : Rs.4,50,00,000/-
(Rupees Four Crore Fifty Lakh only)

Schedule - C : (Property Owned by Mrs. Meena Sharma, W/o. Surender Kumar Sharma)

Property bearing No.122, admeasuring 100 Sq. Yds., out of Khasra No.256/4 min., situated in the Abadi of Chander Vihar, in Area of Village Mandawali, Fazalpur, Illaqua, Shahdara, Delhi North : Road, South : Other Property, East : Others Property, West : Property No. A-105 (Dental Health Care and Implant Centre).

Reserve Price : Rs.2,00,00,000/-
(Rupees Two Crore only)

Schedule - D : (Property Owned by Mrs. Meena Sharma, W/o. Surender Kumar Sharma)

Property bearing Flat No.106, having Built-up Area 91.04 Sq.Mtrs., Ground Floor, Tower No.01, Balco Apartments, I.P. Extension, Patparganj, Delhi - 110092. Boundaries : North : Entry, South : Other Property, East : Flat No.105, West : Park.

Reserve Price: Rs.1,15,00,000/-
(Rupees One Crore Fifteen Lakh only)

Schedule - E : (Property Owned by M/s. Jai Ambey Buildmart Pvt. Ltd., Represented by Mrs. Meena Sharma, W/o. Surender Kumar Sharma)

Built-up Property, bearing Property No.BB-7, & New No.B-276, Land Area measuring 78 Square Yards (i.e.) 65.20 Square Metres (Approximately), along with its whole of the structures whatsoever built therein, with the rights of construction upto the last storey, out of Khasra No.1240/832, situated in the Abadi of Gali No.03, Kumaon Square, West Vinod Nagar, in the Area of Village Mandawali, Fazalpur, Illaqua Shahdara, Delhi - 110092. Boundaries : North : Gali, South : Property of Others, East : Property of Others, West : Property of Others.

Reserve Price: Rs.1,15,00,000/-
(Rupees One Crore Fifteen Lakh only)

Schedule - F : (Property Owned by M/s. Jai Ambey Buildmart Pvt. Ltd., Represented by Mrs. Meena Sharma, W/o. Surender Kumar Sharma)

Built-up Property, bearing Property No.425, Land measuring area 200 Square Yards, (i.e.) 167.2 Square Metres (Approximately), along with its whole of the structures whatsoever built therein, with rights to construction upto last storey, out of Khasra No.772, situated in the Abadi of Sarpancha Ka Bara, Mandawali, Fazalpur, in the Area of Village Mandawali Fazalpur, Illaqua Shahdara, Delhi - 110092 and bounded as under: North : Property of Others, South : Property of Others, East : Property of Others, West : Road/Gali.

Reserve Price: Rs.3,25,00,000/-
(Rupees Three Crore Twenty Five Lakh only)

RE-AUCTION DETAILS

Date of Re-tender-cum-Auction Sale	Venue
05-10-2023	City Union Bank Limited, New Delhi-Mayur Vihar Branch, C-53, Ground Floor, Shashi Garden, Phase I, Mayur Vihar, Delhi - 110091. Telephone No.011-22755089, Cell No. 9312282476.

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, New Delhi-Mayur Vihar Branch, C-53, Ground Floor, Shashi Garden, Phase I, Mayur Vihar, Delhi-110091.** (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."**, 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.011-22755089, Cell No.9312282476.** (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 : 16-09-2023 **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

Size : 8 x 20 cm.