

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.2,84,82,361/- (Rupees Two Crore Eighty Four Lakh Eighty Two Thousand Three Hundred and Sixty One only)** as on **25-05-2025** together with further interest to be charged from **26-05-2025** onwards, other expenses and any other dues to the bank by the Borrowers / Guarantors **No.1) M/s. Rajat Cables and Conductors, No.147, Sector-A, Industrial Area, Mandideep, Raisen, Madhya Pradesh - 462046. No.2) Mr. Rajat Madaan, S/o. Ashok Madaan, A/33, Khajuri Kalan Road, S.O.S Village, Gopal Nagar, B.H.E.L., Bhopal, Madhya Pradesh - 462022. Also At, Mr. Rajat Madaan, S/o. Ashok Madaan, Plot No.B-35, Jai Bhawani Phase-2, Ward No.52, Gram Bawadiya Kalan, Tehsil Huzur, District Bhopal (M.P.) - 462026. No.3) Mrs. Deepti Madaan, W/o. Rajat Madaan, A/33, Khajuri Kalan Road, S.O.S. Village, Gopal Nagar, B.H.E.L., Bhopal, Madhya Pradesh - 462022. Also At, Mrs. Deepti Madaan, W/o. Rajat Madaan, Plot No.B-35 Jai Bhawani Phase-2, Ward No.52, Gram Bawadiya Kalan, Tehsil Huzur, District Bhopal (M.P.) - 462026.**

Note : That our **393-Bhopal Branch** has also extended Financial Assistance (OTHER HOUSING LOAN > 25 L : 501312030024653) dated **13-06-2023** requested by No.2 of you for which No.3 of you stood as Co-obligants and Nos. 2 & 3 of you stood as guarantor for the facility for a total amount of **Rs. 73,00,000/-** at a ROI of **9.50%**, and the outstanding balance as on **25-05-2025** is **Rs. 74,89,888/-** plus further interest and penal interest of **2.00%** with monthly rests to be charged from **26-05-2025** till the date of realization.

Immovable Properties Mortgaged to our Bank

Schedule - A : (Property Owned by Mr. Rajat Madaan, S/o. Ashok Madaan)

All that piece and parcel of the Property bearing A Duplex House along with Plot No.B-35, Plot Area 136.87 sq.mtr. i.e. 1,472.72 sq.ft., built up on Ground Floor Area 111.52 sq.mtr. & built up on First Floor Area 92.93 sq.mtr., a part of land Khasra Nos.91, 92. Total Rakba 9.97 Acre, situated at Jai Bhawani Phase-2 (Jai Bhawani Nagar), developed by Jai Bhawani Griha Nirman Sahkari Sanstha Maryadit, Bhopal, Gram Bawadiya Kalan (inside of Main Road), Ward No.52, Tehsil Huzur, District Bhopal (M.P.) which is bounded as under : East by - Road, West by - Others land, North by - Plot No.B-34, South by - Plot No.B-36.

Reserve Price : Rs.1,45,00,000/-
(Rupees One Crore Forty Five Lakh only)

Schedule - B : (Property Owned by M/s. Rajat Cables and Conductors)

All that piece and parcel of the Property bearing A Plot No.147, Area 20,000 sq.ft., situated at Sector-A, Gram Mandideep, Industrial Area/estate Mandideep, Tehsil Goharganj, District Raisen (M.P.) which is bounded as under : East by - Plot No.150, West by - Road, North by - Plot No. 152-B, South by - Overhead Tank.

Reserve Price : Rs.1,85,00,000/-
(Rupees One Crore Eighty Five Lakh only)

RE-AUCTION DETAILS

Date of Re-Tender-cum-Auction Sale	Venue
14-10-2025	City Union Bank Limited, Bhopal Branch, No.127, M.P.Nagar, Zone-2, Bhopal, Madhya Pradesh -462001. Telephone No.0755-2552165, Cell No.9301552849.

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, Bhopal Branch, No.127, M.P.Nagar, Zone-2, Bhopal, Madhya Pradesh - 462001.** (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.0755-2552165, Cell No.9301552849.** (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 : 17-09-2025

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