



**CUB**  
TRUST AND EXCELLENCE  
SINCE 1904

# 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,  
**Phone:** 0435-2432322, **Fax:** 0435-2431746

Size : 8 x 22 cm.

## 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.3,66,87,283/- (Rupees Three Crore Sixty Six Lakh Eighty Seven Thousand Two Hundred and Eighty Three only)** as on **04-11-2024** together with further interest to be charged from **05-11-2024** onwards, other expenses and any other dues to the bank by the Borrowers / Guarantors **No.1) M/s. Akal America Wireless Accessories Pvt. Ltd., 1st Floor, Jagdish Apartment, Central Avenue, Near Ambedkar Square, Nagpur - 440008. No.2) Mr. Avinash Vyas, S/o. Girdharilal Vyas, No. 102, Jaishree Krishna Apartment, Chapru Chowk, Nagpur - 440008. No.3) Mrs. Neelima Vyas, W/o. Avinash Vyas, No. 102, Jaishree Krishna Apartment, Chapru Chowk, Nagpur - 440008.**

**Note :** That our **178-Nagpur Branch** has also extended Financial Assistance (CUB OSL SPECIAL-BR : 501812080057925) dated **09-11-2019** requested by No.1 of you represented by No. 2 of you as Director for which Nos. 2, 3 of you stood as Guarantors for the facility for a total amount of **Rs. 75,00,000/-** at a ROI of **12.75%**. The same has been also classified as **NPA** on **07-10-2022** and the outstanding balance as on **04-11-2024** is **Rs. 40,20,103/-** plus further interest and penal interest of **2.00%** with monthly rests to be charged from **05-11-2024** till the date of realization.

### Immovable Property Mortgaged to our Bank

#### Schedule - B : (Property Owned by M/s. Akal America Wireless Accessories Pvt. Ltd.)

All that piece and parcel of land admeasuring 54 x 110, totally admeasuring about 5,940 sq. mt. (63,914 sq. ft.) ie area of land being 1.467 Acres (0.593 Hectares), out of the entire Plot No.A-1, in Sector-A in Industrial Area Borgaon, Bakalam No.83, P.H. No. 39, Kh. No.59, District Chhindwara, name of Industrial Area L.G. C Mouza - Khair Taigaon (Borgaon) Tah. Sausar, District Chhindwara (MP). The said Plot is bounded as follows : On the East : Nallah, On the West : M/s. Akal America Wireless Accessories Pvt. Ltd. On the North : Road, On the South : Agricultural Land.

All the piece and parcel of land admeasuring 65,140, totally admeasuring about 9,100 sq. mt. (97,916 sq. ft.) ie Area of land being 2.2480 Acres (0.910 Hectares). out of the entire Plot No. A-1, in Sector-A in Industrial Area Borgaon, Bakalam No.83, PH. No. 39, Kh. No.59, District Chhindwara, name of Industrial Area L.G. C Mouza - Khair Taigaon (Borgaon) Tah Sausar. District Chhindwara (MP).The said Plot is bounded as follows : On the East : Part of Plot A-1, On the West : Plot No A-2, On the North : Tinkhera Road, On the South : Agricultural Land.

**Reserve Price : Rs.3,10,00,000/-**  
**(Rupees Three Crore Ten Lakh only)**

#### RE-AUCTION DETAILS

Date of Re-Tender-cum-Auction Sale	Venue
<b>02-12-2024</b>	<b>City Union Bank Limited, Nagpur Branch,</b> 46, Ground Floor, Amena Patel Manzil, Sevasadan Square, Central Avenue Road, Nagpur - 440018. Telephone No.0712-2720033, Cell No.9371094699

#### 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, Nagpur Branch, 46, Ground Floor, Amena Patel Manzil, Sevasadan Square, Central Avenue Road, Nagpur - 440018.** (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.0712-2720033, Cell No. 9371094699.** (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 : 07-11-2024**

**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