



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 30 cm.

TENDER-CUM-AUCTION SALE NOTICE UNDER SARFAESI ACT 2002

The following property/ies mortgaged to City Union Bank Limited will be sold in 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.26,69,05,982/- (Rupees Twenty Six Crore Sixty Nine Lakh Five Thousand Nine Hundred and Eighty Two only)** as on **02-12-2024** together with further interest to be charged from **03-12-2024** onwards and other expenses, any other dues to the Bank by the Borrowers / Guarantors **No.1) M/s. Mahaveer Fashion, Shop No.680, Upper Ground, New Textile Market, Ring Road, Surat, Gujarat - 395003. No.2) Mr. Prabhulal Nemichand Maloo, S/o. Nemichand Maloo, No.C/1/901, Shubham Heights - 1, Puna - Kumbharia Road, Surat, Gujarat - 395010. Also at, Mr. Prabhulal Nemichand Maloo, S/o. Nemichand Maloo, Flat - 603, Shankhehar Complex, Parvat, Puna Kumbharia Road, Surat - 395010. No.3) Mrs. Khushbudevi Prabhulal Maloo, W/o. Prabhulal Nemichand Maloo, No.C/1/901, Shubham Heights - 1, Puna Kumbharia Road, Surat, Gujarat - 395010. Also at, Mrs. Khushbudevi Prabhulal Maloo, W/o. Prabhulal Nemichand Maloo, Flat - 603, Shankhehar Complex, Parvat, Puna Kumbharia Road, Surat - 395010. No.4) Mrs. Jasodadevi Bhagwandas Maloo, W/o. Bhagwandas Nemichand Maloo, Flat - 603, Shankhehar Complex, Parvat, Puna Kumbharia Road, Surat - 395010. No.5) Mr. Bhagwandas Nemichand Maloo, S/o. Nemichand Maloo, Flat - 603, Shankhehar Complex, Parvat, Puna Kumbharia Road, Surat - 395010. No.6) M/s. Angroop Plus, Shop No.658, New Textile Market, Ring Road, Surat - 395002. No.7) Mr. Ashok Kumar Mevaram Jain, S/o. Mevaram Bherchan Jain, Flat No.A/603, Shubham Elegant, Parrat Patia, Surat, Gujarat - 395010. No.8) Mr. Mevaram Bherchand Jain, S/o. Bherchan Jain, Flat No.A/603, Shubham Elegant, Parrat Patia, Surat, Gujarat - 395010. No.9) M/s. Glosima NX, Shop No.664, Upper Ground, New Textile Market, Ring Road, Surat - 395002. Also at, M/s. Glosima NX, Shop No.680, New Textile Market, Opposite Nawabwadi, Begumpura, Surat, Gujarat - 395002. No.10) M/s. MF Next Com, Shop No.5031, A-Block, 5th Floor, Radha Raman Textile Market, B/H Cancer Hospital, Saroli, Surat - 395002. No.11) M/s. Suhati Fab, Shop No.5031 - 5032, A-Block, 5th Floor, Radha Raman Textile Market, B/H Bharat Cancer Hospital, Saroli, Surat - 395002. No.12) M/s. Varadhaman Agency, Shop No.3014, 3rd Floor, Jay Shree Ram Market, Ring Road, Surat, Gujarat - 395002. No.13) M/s. Moof Fashion, Shop No.638, Upper Ground, New Textile Market, Ring Road, Surat, Gujarat - 395002 Also at ,M/S.Mooff Fashion, Shop No.3014, 3rd Floor, Jai Shree Ram Market, Talavadi Mohalla, Surat, Gujarat - 395010.**

Notes : 1) That our **225-Surat-Parle Point Branch** has also extended financial assistance (OLCC : 512020010022873) dated **27-06-2018** requested by No.11 of you represented by No.5 of you as Proprietor for which Nos.4 & 5 of you stood as Co-obligants and Nos. 2 to 5 of you stood as Guarantors for the facility for a total amount of **Rs.95,00,000/-** at a ROI of **10.75%** and the outstanding balance as on **02-12-2024** is **Rs.8,04,991/-** plus further interest and penal interest of **2.00%** with monthly rests to be charged from **03-12-2024** till the date of realization.

2) That our **225-Surat-Parle Point Branch** has also extended Financial Assistance (SECURED OD WITHOUT DP : 512020010017673) dated **20-09-2018** requested by No.12 of you represented by No.5 of you as Proprietor for which Nos.4 & 5 of you stood as Co-obligants and Nos. 2 to 5 of you stood as Guarantors for the facility for a total amount of **Rs.90,00,000/-** at a ROI of **11%** and the outstanding balance as on **02-12-2024** is **Rs.2,78,675/-** plus further interest and penal interest of **2.00%** with monthly rests to be charged from **03-12-2024** till the date of realization.

3) That our **225-Surat-Parle Point Branch** has also extended Financial Assistance (OLCC : 512020010022874) dated **27-06-2018** requested by No.13 of you represented by No.5 of you as Proprietor for which Nos.4 & 5 of you stood as Co-obligants and Nos. 2 to 5 of you stood as Guarantors for the facility for a total amount of **Rs.95,00,000/-** at a ROI of **10.75%** and the outstanding balance as on **02-12-2024** is **Rs.4,41,921/-** plus further interest and penal interest of **2.00%** with monthly rests to be charged from **03-12-2024** till the date of realization.

Immovable Property Mortgaged to our Bank

Schedule - F : (Property Owned by Mr. Bhagwandas Nemichand Maloo, S/o. Nemichand Maloo)

All that Piece and Parcel of Immovable Commercial Shop (Block) Property No.5063 and 5064, Admeasuring about 1,125 Square Feet Each Totaling to 2,250 Square Feet (Built-Up-Area) Situated at 5th Floor (6th Floor as Per Plan) of Building Known as Radha Raman Textile Market, Wing A, Behind Radha Krishna Logistic Park, Near Aaiji Empire and Kuberji Empire, Behind Bharat Cancer Research Center & Hospital, Puna Kumbharia Road, (Surat-Bardoli Highway), Saroli, Surat, Constructed on land of Revenue Survey Nos.39, 133/2, 87/1, 86/1, 87/2 86/3, 85, Block Nos.39, 133/2, 136, 187, 137, 138, T.P.Scheme No.35, F.P.No.317,264,263, Earlier at Village : Saroli and Now in City of Surat. **Boundaries :** North : Adjoining Shop (Block), Property Nos.5065 & 5066, South : 4.27 Meter Wide Passage, East : O.T.S and Toilet Blocks, West : O.T.S.

Reserve Price : Rs.2,36,00,000/-

(Rupees Two Crore Thirty Six Lakh only)

AUCTION DETAILS

Date of Tender-cum-Auction Sale	Venue
22-01-2025	City Union Bank Limited, Surat - Parle Point Branch, Shop No.G-1, Ground Floor, Vibrant Milestone, Next to Reliance Mall, Opp. Apple Hospital, Udhana Darwaja, Surat - 395002. Telephone No.0261-2253914, Cell No.9327026327

Terms and Conditions of 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, Surat - Parle Point Branch, Shop No.G-1, Ground Floor, Vibrant Milestone, Next to Reliance Mall, Opp. Apple Hospital, Udhana Darwaja, Surat - 395002.** (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.0261-2253914, Cell No.9327026327.** (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 : 07-12-2024

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