



CITY UNION BANK LIMITED

Credit Recovery and Management Department

Administrative Office : No. 24-B, Gandhi Nagar,

Kumbakonam - 612 001. E-Mail id : crmd@citiunionbank.in,

Ph : 0435-2432322, Fax : 0435-2431746

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) & (g) of the Security Interest (Enforcement) Rules, 2002, under the SARFAESI Act, 2002, for recovery of a sum of **Rs.11,25,40,233/- (Rupees Eleven Crore Twenty Five Lakh Forty Thousand Two Hundred and Thirty Three only)** as on 10-02-2025 together with further interest to be charged from 13-02-2025 onwards and other expenses, any other dues to the Bank by the borrowers / guarantors No.1) M/s. Jai Mata Di Paper Mills Pvt Ltd, Plot No.409, H.No.349, VIP Chowk, Sunder Nagar, Raipur, Chhattisgarh - 492001. No.2) Mr. Suraj Bhan Sharma, S/o. Late Shri Ramlal Sharma, H.No.349, VIP Chowk, Sunder Nagar, Raipur, Chhattisgarh - 492001. No.3) Mr. Aditya Sharma, S/o. Suraj Bhan Sharma, H.No.349, VIP Chowk, Sunder Nagar, Raipur, Chhattisgarh - 492001. No.4) M/s. Chhattisgarh Packaging, Deopuri Village, Lalpur, Raipur, Chhattisgarh - 492001. No.5) Mrs. Pushpalata Sharma, W/o. Suraj Bhan Sharma, H.No.349, VIP Chowk, Sunder Nagar, Raipur, Chhattisgarh - 492001.

Immovable Properties Mortgaged to our Bank

Schedule - A : (Property Owned by M/s. Jai Mata Di Paper Mills Pvt. Ltd. Represented by its Directors Suraj Bhan Sharma & Aditya Sharma)

Land Having Kh. Nos. 201, 202,304/3, Area 0.563 Hectare, Situated at Gram Tarponji, PC No.03, RIC Tilda, Tasil & District Raipur (C.G.). Boundaries are as under: North : Pawn Nisads Land, South : Grass Land, East: Nitlu Nisads Land, West: Dashartha's Land.

Schedule - G : (Property Owned by Mr. Aditya Sharma, S/o. Suraj Bhan Sharma)

Land Having Kh. No.203, Area 0.332 Hectare, Situated at Gram Tarponji, PC No.03, R.I.C. Tilda, Tahsil & District Raipur (C.G.). Boundaries are as under: North : Santu Nishad's Land, South : Grass Land, East : Samaru's Land, West : Kamdeo Nishad's Land. Along with Superstructure putup thereon.

Reserve Price : Rs.2,90,00,000/-

(Rupees Two Crore Ninety Lakh only) (For Schedule A & G)

Schedule-B : (Property Owned by Mr. Suraj Bhan Sharma, S/o. Late Shri Ramlal Sharma)

Diverted Land Kh. Nos.26/5, 26/10, 27/10 (Part) Area 2400 Sq.Ft Situated at Gram Amlidih, P.C.No.114, R.I.C Tahsil & District Raipur (C.G.). Boundaries are as under: North : Sahus Land, South : Jaggis Land, East: Others Land, West: Road.

Reserve Price : Rs.55,00,000/-

(Rupees Fifty Five Lakh only)

Schedule-D : (Property Owned by Mr. Suraj Bhan Sharma, S/o. Late Shri Ramlal Sharma)

Land Bearing Kh. No.253/1 (Part) Area 4,000 Sq.Ft. Situated at Plot No.68, 66 Mouza, Dumar Talab P.C.No.104 R.I.C. Tahsil Raipur 1, Raipur (C.G.). Boundaries are as under: North : Other's Land, South : Road, East: Road, West: Land of Purchaser.

Reserve Price : Rs.45,00,000/-

(Rupees Forty Five Lakh only)

Schedule - E : (Property Owned by Mr. Aditya Sharma, S/o. Suraj Bhan Sharma)

Diverted Land Bearing Kh.Nos.105/21, 105/40, Area 6,180 Sq.Ft. Situated at Gram Deopuri P.C.No.114, R.I.C Raipur - 2 Tahsil & District Raipur (C.G.). Boundaries are as under: North : Land of Shri Ramnarayan Sinha, South : Land Part of Kh.No.105, East: Road, West: Land of Purchaser.

Schedule - F : (Property Owned by Mr. Aditya Sharma, S/o. Suraj Bhan Sharma)

Diverted land bearing Kh.No.105/28, Area 3,900 Sq.Ft. Situated at Gram Deopuri P.C.No.114, R.I.C. Raipur - 2, Tahsil & District Raipur (C.G.). Boundaries are as under: North :

Land of Shri. Ramnarayan Sinha, South : Land Part of Kh.No.105, East : Land of Purchaser. West : Land Part of Kh.No.105. Along with Superstructure putup thereon.

Reserve Price : Rs.1,80,00,000/-

(Rupees One Crore Eighty Lakh only) (Schedule E & F)

Schedule-H : (Property Owned by Mrs. Pushpalata Sharma, W/o. Suraj Bhan Sharma)

Shop No.20 (Basement Shop at Jairam Complex and Hotel) Having Hh No.2/25 (Part 1), Area 161.43 Sq.Ft. (Builted Area of Shop), Situated at Jawahar Nagar, Ward No.15, Moudhapara, Inside of Poonam Hotel Road, Raipur, Tahsil & District Raipur (C.G.). Boundaries are as under: North : Open Land, South : Shop No.21, East: Lobby, West: Ramp.

Reserve Price : Rs.20,00,000/-

(Rupees Twenty Lakh only)

Schedule - I : (Property Owned by Chhattisgarh Packaging Represented by Its Sole Proprietor Suraj Bhan Sharma)

Diverted Land of Area 3,600 Sq.Ft. Bearing With Kh.No.105/22, Area Situated at Gram Deopuri, P.C.No.114, R.I.C. Raipur - 2, Tahsil & District Raipur (C.G.). Boundaries are as under: North : Property of Sinha Ji, South : Road, East: Road, West: Others Land..

Reserve Price : Rs.40,00,000/-

(Rupees Forty Lakh only)

RE-AUCTION DETAILS

Date of Re-Tender-cum-Auction Sale	Venue
11-03-2025	City Union Bank Limited, Raipur Branch, Hotel Central Avenue, Anand Talkies Road, Back Side of SBI Main Branch, Jaistamb Chowk, Raipur - 492001. Telephone No.0771-2221963, Cell No. 9329825210.

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, Raipur Branch, Hotel Central Avenue, Anand Talkies Road, Back Side of SBI Main Branch, Jaistamb Chowk, Raipur - 492001.** (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.0771-2221963, Cell No. 9329825210.** (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 : 15-02-2025

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

Size : 16 x 15 cm.