



CITY UNION BANK LIMITED

Credit Recovery and Management Department

Administrative Office : No. 24-B, Gandhi Nagar, Kumbakonam - 612 001.
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Size : 12 x 25 cm.

RE-TENDER-CUM-AUCTION SALE NOTICE UNDER SARFAESI ACT 2002

The following properties 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 the undermentioned security debts due to the Bank, together with further interest and other expenses, any other dues to the Bank by the borrowers / guarantors mentioned herein below:

PART - 1

Name of the Borrowers: No.1) Mr. Ravi Juneja, S/o. Jaspal Juneja, H.No.200, Adarsh Nagar, Ward No.22, Mata Dant Kaur Nagar, Jalandhar, Punjab - 144008. No.2) Mrs. Reta Juneja, W/o. Ravi Juneja, H.No.200, Adarsh Nagar, Ward No.22, Mata Dant Kaur Nagar, Jalandhar, Punjab - 144008. No.3) Mrs. Aarti Juneja, W/o. Jaspal Juneja, H.No.200, Adarsh Nagar, Ward No.22, Mata Dant Kaur Nagar, Jalandhar, Punjab - 144008.

Outstanding Liability Amount : Rs.32,60,140/- (Rupees Thirty Two Lakh Sixty Thousand One Hundred and Forty only) as on 24-10-2024 plus accrued interest to be charged from 25-10-2024 plus other expenses, any other dues to the Bank by the borrowers / guarantors.

Description of the Immovable Properties Mortgaged to our Bank	Reserve Price	Date & Time of Auction
Schedule - A : (Property Owned by Mr. Ravi Juneja, S/o. Jaspal Juneja) Property / House measuring 07 Marla - 176 Sq.Ft., Situated at Gautam Nagar, Basti Bawa Khel Tehsil and District Jalandhar and is Dimensioned as 52 Feet x 40 Feet = 2,080 Sq.Ft and is Comprised in Kharsra No. 9/13, 14, 17, 18, 23, 8 of Basti Bawa Khel Tehsil and District Jalandhar and is having following boundaries on the basis of Sale Deed No. 4980 Dated 17-12-2013 SR Jalandhar. East - Road, West - Others, North - Others, South - Others.	₹ 18,00,000/- (Rupees Eighteen Lakh only)	22-11-2024 at 01.00 p.m.
Schedule - B : (Property Owned by Mrs. Aarti Juneja, W/o. Jaspal Juneja) Property / Portion of Plot Measuring 04 Marla - 119.50 Sq.Ft., (1 Marla = 272 Sq.Ft.) Situated at Abadi Swami Bagh, Basti Bawa Khel, Tehsil and District Jalandhar and is dimensioned as 30 Feet x 40 Feet 3 inches = 1,207.50 Sq.Ft. and is comprised in Kharsra No.9/13, 14, 17, 18, 23, 9/8 of Basti Bawa Khel, Tehsil and District Jalandhar and is having following boundaries on the basis of Sale Deed No. 2018-2019/1871/2804 dated 30-11-2018 SR Jalandhar. East : Mr. Anil Kumar, West : Gali, North : Ms Naina, South : Gali.	₹ 30,00,000/- (Rupees Thirty Lakh only)	22-11-2024 at 01.00 p.m.

PART - 2

Name of the Borrowers: No.1) M/s. Grand Dubai Jewellers, Represented by its Proprietor Mr. Shakti Singh Luthra, Gujral Complex, Jyoti Chowk, Jalandhar, Punjab - 144001. No.2) Mr. Shakti Singh Luthra, S/o. Mr. Gurbaksh Lal, House No.62, Ranjit Nagar, Jalandhar, Punjab - 144002. No.3) Mrs. Gulshan Rani, W/o. Mr. Gurbaksh Lal, House No.62, Ranjit Nagar, Jalandhar, Punjab - 144002. No.4) Mr. Sarabjeet Singh, S/o. Mr. Gurbaksh Lal, House No.62, Ranjit Nagar, Jalandhar, Punjab - 144002. No.5) Mr. Parveen Kumar, S/o. Mr. Gurbaksh Lal, House No.62, Ranjit Nagar, Jalandhar, Punjab - 144002. No.6) Mr. Rajesh Kumar, S/o. Mr. Gurbaksh Lal, House No.62, Ranjit Nagar, Jalandhar, Punjab - 144002. No.7) Mr. Sanjeev Kumar Sama, S/o. Mr. Krishan Kumar Sama, House No.45, Rameshwar Colony, Jalandhar, Punjab - 144001.

Outstanding Liability Amount : Rs.1,16,03,227/- (Rupees One Crore Sixteen Lakh Three Thousand Two Hundred and Twenty Seven only) as on 24-10-2024 plus accrued interest to be charged from 25-10-2024 plus other expenses, any other dues to the Bank by the borrowers / guarantors

Note : 1) That our 245-Jalandhar Branch has also extended Financial Assistance (CUB OSL SPECIAL-BR:501812080062631) dated 31-03-2020 requested by No.1 of you represented by No. 2 of you as Proprietor for which Nos.2 & 3 of you stood as Co-obligants and Nos. 2, 3, 4 & 5 of you stood as Guarantors for the facility for a total amount of Rs. 12,50,000/- at a ROI of 14.25%. The same has been also classified as NPA on 30-11-2020 and the outstanding balance as on 24-10-2024 is Rs. 23,05,315/- plus further interest and penal interest of 2.00% with monthly rests to be charged from 25-10-2024 till the date of realization.

2) That our 245-Jalandhar Branch has also extended Financial Assistance (CUB OSL SPECIAL-BR:501812080059500) dated 31-12-2019 requested by No.1 of you represented by No. 2 of you as Proprietor for which Nos.2 & 3 of you stood as Co-obligants for the facility for a total amount of Rs. 7,00,000/- at a ROI of 14.25%. The same has been also classified as NPA on 30-11-2020 and the outstanding balance as on 24-10-2024 is Rs. 12,91,711/- plus further interest and penal interest of 2.00% with monthly rests to be charged from 25-10-2024 till the date of realization.

Description of the Immovable Property Mortgaged to our Bank	Reserve Price	Date & Time of Auction
(Property Owned by Mr. Shakti Singh Luthra, S/o. Mr. Gurbaksh Lal, Mrs. Gulshan Rani, W/o. Mr. Gurbaksh Lal, Mr. Sarabjeet Singh, S/o. Mr. Gurbaksh Lal, Mr. Parveen Kumar, S/o. Mr. Gurbaksh Lal & Mr. Rajesh Kumar, S/o. Mr. Gurbaksh Lal) Property / House No.62 measuring 16 Marlas (1 Marla = 207 Sq.ft.) situated at Ranjit Nagar, Tehsil and District Jalandhar and is comprised in Kharsra No.24867/19259/6116, 19260/6160, 24868/19261, 24871/19262, 24873/19264, 24875/19271, 24877/19272, 24879/19273, 24822/19273, 19275/6169 to 6173 having following boundaries: East : Road, West : Police Lines, North : Park, South : Others.	₹ 1,25,00,000/- (Rupees One Crore Twenty Five Lakh only)	22-11-2024 at 02.00 p.m.

Venue of Re-Tender-cum-Auction: City Union Bank Limited, Jalandhar Branch, ES-245, Juika Arcade, Nakodar Road, Jalandhar, Punjab - 144001. Telephone No.0181-2221046, Cell No.9356860399.

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, Jalandhar Branch, ES-245, Juika Arcade, Nakodar Road, Jalandhar, Punjab - 144001.** (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 for PART - 1 and on or before 01.00 p.m. for PART - 2. (4) For inspection of the property and other particulars, the intending purchaser may contact : Telephone No.0181-2221046, Cell No.9356860399. (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. for PART - 1 & 02.00 p.m. for PART - 2 properties 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 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 : 30-10-2024

Authorised Officer
City Union Bank Ltd.

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