



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 21 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) M/s. Shree Shruti Rayons Pvt. Ltd., 106, Jash Textile and Yarn Market, Ring Road, Surat - 395002. No.2) Mr. Pawankumar Radheshyam Bansal, S/o. Radheshyam Bansal, Flat No.904, B-Block, Green Avenue Complex, Bhatar, Surat - 395003. No.3) Mrs. Sunita Pawan Bansal, W/o. Pawankumar Radheshyam Bansal, Flat No.904, B Block, Green Avenue Complex, Bhatar, Surat - 395003.

Outstanding Liability Amount : Rs.86,55,055/- (Rupees Eighty Six Lakh Fifty Five Thousand and Fifty Five only) as on 31-10-2024 plus accrued interest to be charged from 01-11-2024 plus other expenses, any other dues to the Bank by the borrowers / guarantors.

Description of the Immovable Property Mortgaged to our Bank	Reserve Price	Date & Time of Auction
(Property Owned by Mr. Pawankumar Radheshyam Bansal, S/o. Radheshyam Bansal) All the piece and parcel of Immovable Property known as Shop No.106, admeasuring Area 175.00 Sq.ft. i.e.equivalent to 16.25 Sq.Mtrs. on the lower Ground Floor of "Jash Textiles & Yarn Market", along with undivided proportional share in the land underneath the said building constructed on the land bearing Final Plot Nos.130/2 and 130/3, T.P.Scheme, No.8, City Survey Nondh Nos.2027, 2028 Paiki, 2018 Paiki and 2024/1 Paiki of Ward No.14 (Umarwada), Revenue Survey Nos.89+90/A Paiki of Moje Umarwada, City Surat, Taluka City (Choryasi), District Surat. Boundaries : North : Margin, South : Passage, East : Adj.Shop No.107, West : Adj.Shop No.105.	₹ 50,00,000/- (Rupees Fifty Lakh only)	26-11-2024 at 01.00 p.m.

PART - 2

Name of the Borrowers: No.1) M/s. Shree Vallabh International , Shop No.2007, Sai Khati Textile House, Ring Road, Surat - 395002. Also at, M/s. Shree Vallabh International, Plot No.6, GF Royal Township, Surat Transport, Saroli, Surat - 395010. No.2) Mr. Vrajesh Jamnadas Panjabi, S/o. Jamnadas Panjabi, No.35, Yamuna Kunj, Sakthi Nagar Society, Parle Point, Surat - 395007. No.3) Mrs. Priyanka Vrajesh Panjabi, W/o. Vrajesh Jamnadas Panjabi, No.35, Yamuna Kunj, Sakthi Nagar Society, Parle Point, Surat - 395007.

Outstanding Liability Amount : Rs.2,14,90,675/- (Rupees Two Crore Fourteen Lakh Ninety Thousand Six Hundred and Seventy Five only) as on 31-10-2024 plus accrued interest to be charged from 01-11-2024 plus other expenses, any other dues to the Bank by the borrowers / guarantors.

Description of the Immovable Property Mortgaged to our Bank	Reserve Price	Date & Time of Auction
(Property Owned by Mr. Vrajesh Jamnadas Panjabi, S/o. Jamnadas Panjabi) All the Piece and Parcel of Immovable Property Known as Shop No.2001, Admeasuring 103.11 Sq.Meters (Carpet Area of the said Shop). Along with undivided Proportionate Share in land with all right on Second Floor of New Ambaji Textile Market. Constructed on Ward No.3, Nondh Nos.2853, 2854, 2855, 2856, 2857, 2858 & 2885/A, Sub. Plot Nos. 02, 03, 04, 04/B, 05, 06, 07 and 08. New City Survey No.2885/A/1. Situated at Near Kamela Darwaja - Surat, Sub-District - Surat, City - 2 (Udhna), District Surat. Boundaries : North : Front Margin towards Public Road, South : Passage, Staircase and Unit No.2002, East : Side Margin, West : Side Margin towards Ambaji Market.	₹ 80,00,000/- (Rupees Eighty Lakh only)	26-11-2024 at 02.00 p.m.

Venue of Re-Tender-cum-Auction : City Union Bank Limited, Surat-Ring Road Branch, G-3, Twin Tower, Shara Darwaja, Ring Road, Surat - 395003. Cell No.9327104700.

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, Surat-Ring Road Branch, G-3, Twin Tower, Shara Darwaja, Ring Road, Surat - 395003.** (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, draw 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 : **Cell No.9327104700.** (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** and **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 : 04-11-2024

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