



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, Ph : 0435-2432322, Fax : 0435-2431746

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. Deep Engg Works, Plot No.94, Gali No.02, Jeevan Nagar Part 2, Gouchi, Ballabgarh, Faridabad, Haryana - 121005. No.2) Mr. Subhash Chauhan, S/o. Mahinder Chauhan, H.No.1743, Parvatiya Colony, Sector-22, Faridabad, Haryana - 121005. No.3) Mrs. Pramila Chauhan, W/o. Subhash Chauhan, H.No.1743, Parvatiya Colony, Sector - 22, Faridabad, Haryana - 121005.

Outstanding Liability Amount : Rs.58,68,047/- (Rupees Fifty Eight Lakh Sixty Eight Thousand and Forty Seven only) as on 04-04-2025 plus accrued interest to be charged from 05-04-2025 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 Mrs. Pramila Chauhan, W/o. Subhash Chauhan)

Industrial Property Plot No.94, (Old Plot No.94-99), Measuring 222.3 Sq.Yds. Forming Part of Khewat / Khata No.18/19, Rect. No.42, Killa No.18/2(2-11), 23(7-19), Rect. No.51, Killa No.3(8-0), 8(8-0), 13(8-0), 18(8-0), Situated at Hero Agency, Wali Gali, Near Chauhan Complex, 22 Ft. Road, Jeevan Nagar Part-II, Mauza Ganchi, Tehsil Ballabgarh, District Faridabad, Haryana and is bounded as under: North : Plot No.95 and 99, South : Plot No.93 and 100, East : Rasta 15 Ft. Wide, West : Rasta 18 Ft. Wide.

₹ 56,00,000/-
(Rupees
Fifty Six
Lakh only)

05-05-2025
at
01.00 p.m.

PART - 2

Name of the Borrowers: No.1) M/s. Bhagwati Colour Centre, Shop No.124, Tikona Park, NIT, Faridabad, Haryana - 121001. No.2) Mr. Sunny Ahuja, S/o. Mr. Balwant Kumar Ahuja, House No.1E/ WH/49 NIT, Faridabad, Haryana - 121001. No.3) Mr. Balwant Kumar Ahuja, S/o. Mr. Sundar Lal Ahuja, House No.1E/ WH/49, NIT, Faridabad Haryana - 121001. No.4) Mrs. Geetika Ahuja, W/o. Mr. Sunny Ahuja, House No.1E/WH/49, NIT, Faridabad, Haryana - 121001

Outstanding Liability Amount : Rs.69,36,939/- (Rupees Sixty Nine Lakh Thirty Six Thousand Nine Hundred and Thirty Nine only) as on 07-04-2025 plus accrued interest to be charged from 08-04-2025 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

(Property Owned by Mr. Balwant Kumar Ahuja, S/o. Mr. Sundar Lal Ahuja)

Eastern part of House No.1-E/WH-49 measuring 62 Sq.Yds. (10 x 56) ft. situated at NIT Faridabad and is bounded as under: North : House No.1-E/WH-50, South : Other Property, East : Road, West : Remaining Part of House No.1-E/WH-49.

₹ 40,00,000/-
(Rupees
Forty Lakh
only)

05-05-2025
at
02.00 p.m.

Venue of Re-Tender-cum-Auction: City Union Bank Limited, Faridabad Branch, E5/10, BP Railway Road, Near Neelam Bata Chowk, Faridabad - 121001, Haryana. Telephone No.0129-2421708, Cell No.9354776693.

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, Faridabad Branch, E5/10, BP Railway Road, Near Neelam Bata Chowk, Faridabad - 121001, Haryana.** (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.0129-2421708, Cell No.9354776693.** (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 : 09-04-2025

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

D:\2024\CUB\Oct_24\CUB-TenDeep Engineering & Bhagwati Colour Centre_(Re_Ten)_(Faridabad_Haryana)_(Eng)_09-04-2025
Size : 12 x 19 cm (Kalyan)