



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 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) & 9 of the Security Interest (Enforcement) Rules, 2002, under the SARFAESI Act, 2002, for recovery of a sum of **Rs.8,02,18,912/- (Rupees Eight Crore Two Lakh Eighteen Thousand Nine Hundred and Twelve only)** as on **05-05-2025** together with further interest to be charged from **06-05-2025** onwards and other expenses, any other dues to the Bank by the borrowers / guarantors **No.1) M/s. Madhukunj Textile Mills, 048/2060, Shop No. 3620 to 3621, 2nd Floor, Navabvadi, Begampura, Surat - 395002. Also at, M/s. Madhukunj Textile Mills, Shop No. U 8129-30-31, 2nd Floor, Radha Krishna Textile market, Ring Road, Surat - 395002. No.2) M/s. Madhukunj Enterprises, 04B/2060, Shop No. 3621, 2nd Floor Navabvadi, Begampura, Surat - 395002. No.3) M/s. Mahak Creation, Shop No. J 3734/3736, 2nd Floor, Ring Road Surat - 395002. Also at, M/s Mahak Creation, Shop No. U 8129-30-31, 2nd Floor, Radha Krishna Textile market, Ring Road, Surat - 395002. No.4) Mrs. Gayathri Rathi, W/o. Late Shri Rameshwarlal Rathi, Laxminagar, Khasra No. 215, Ward No. 24, Balotra - 344022. Also At, Mrs. Gayathri Rathi, W/o. Late Shri Rameshwarlal Rathi, B-208, Vatika Township, B-Apartment, Shyam Vatika, Parvat Patia, Dumbhal, Surat - 395010. No.5) Mrs. Pushpa Devi, W/o. Shri Mohanlal, Laxminagar, Khasra No. 215, Ward No. 24, Balotra - 344022. Also At, Mrs. Pushpa Devi, W/o. Shri Mohanlal, B-208, Vatika Township, B-Apartment, Shyam Vatika, Parvat Patia, Dumbhal, Surat - 395010. No.6) Ms. Chanchal, D/o. Late Shri Rameshwarlal Rathi, (Represented by Natural Guardian Mrs. Gayathri Rathi), B-208, Vatika Township, B-Apartment, Shyam Vatika, Parvat Patia, Dumbhal, Surat - 395010. No.7) Mr. Ayush, S/o. Late Shri Rameshwarlal Rathi, (Represented by Natural Guardian Mrs. Gayathri Rathi) B-208, Vatika Township, B-Apartment, Shyam Vatika, Parvat Patia, Dumbhal, Surat - 395010. No.8) Mr. Piyush, S/o. Late Shri Rameshwarlal Rathi, (Represented by Natural Guardian Mrs. Gayathri Rathi) B-208, Vatika Township, B-Apartment, Shyam Vatika, Parvat Patia, Dumbhal, Surat - 395010.**

Immovable Properties Mortgaged to our Bank

Schedule - A : (Property Owned by Late Rameshwarlal Rathi represented by the legal heirs of Mrs. Gayathri Rathi, W/o. Late Shri Rameshwarlal Rathi, Mrs. Pushpa Devi, W/o. Shri Mohanlal, Ms. Chanchal, D/o. Late Shri Rameshwarlal Rathi, Mr. Ayush, S/o. Late Shri Rameshwarlal Rathi & Mr. Piyush, S/o. Late Shri Rameshwarlal Rathi)

All the piece and parcel of residential plot with house admeasuring about 2,417.19 sq.ft. or 268.55 sq.yard situated at Laxminagar, Khasara No.215, Ward No.24 of Town, Balotra, Tehsil, Pachpadra, Dist. Barmer (Rajasthan). **Boundaries of Plot :** North by House of Sh. Javanaram, S/o. Sh. Aidanram Kumhar, South by House of Sh. Pukhraj and Sh. Satyanarayan Rathi, East by Road, West by House of Sh. Mohanram, S/o. Badridas Sant.

Reserve Price : Rs.1,50,00,000/-
(Rupees One Crore Fifty Lakh only)

Schedule - B : (Property Owned by Mrs. Pushpa Devi, W/o. Shri Mohanlal)

All the piece and parcel of Residential Plot with house admeasuring about 1,142.58 sq.ft. situated at Rabariyon ka Tanka, Khasara No.216, Ward No.30 (Old), 19 (New) of Town, Balotra, Tehsil Pachpadra, District Barmer (Rajasthan). **Boundaries of Plot :** North by Road, South by Road, East by House of Smt. Teejodevi, W/o. Sh. Gordhanji, West by House of Smt. Kamladevi, W/o. Sh. Jivanlal.

Reserve Price : Rs.35,00,000/-
(Rupees Thirty Five Lakh only)

RE-AUCTION DETAILS

Date of Re-Tender-cum-Auction Sale	Venue
27-05-2025	City Union Bank Limited, Balotra Branch, Ward No.2, Khasara No.622, Kher Road, Balotra, Barmer - 344022. Telephone No.02988-220281, Cell No.9314906153.

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, Balotra Branch, Ward No.2, Khasara No.622, Kher Road, Balotra, Barmer - 344022.** (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.02988-220281, Cell No.9314906153.** (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 : 07-05-2025 **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 : 8 x 26 cms. (KK)

D/2025/CUBMay_25\TenMadhukunj Textile Mills_(Re_Ten)_ (Rajasthan)_ (Eng)_07-05-2025