

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. Ashok Joshi and Sons Meditech Private Limited, at Plot No.01, Gali No.01, Ram Nagar, Pali, Rajasthan - 306401. No.2) Mr. Sajjan Raj Joshi, S/o. Mr. Ashok Kumar Joshi, at No.1, Ram Nagar Gali, Ward No.7, Pali - 306401. No.3) Mr. Ramesh Joshi, S/o. Mr. Ashok Kumar Joshi, at No.1, Ram Nagar Gali, Ward No.7, Pali - 306401. No.4) Mrs. Seema Joshi, W/o. Mr. Sajjan Raj Joshi, at No.1, Ram Nagar Gali, Ward No.7, Pali - 306401. No.5) Mr. Jashoda Joshi, S/o. Mr. Ramesh Joshi, at No.1, Ram Nagar Gali, Ward No.7, Pali - 306401. No.6) Mr. Manish Joshi, S/o. Mr. Ashok Kumar Joshi, at No.1, Ram Nagar Gali, Ward No.7, Pali - 306401. No.7) Mr. Ashok Kumar Joshi, S/o. Mr. Satya Dev Joshi, at No.1, Ram Nagar Gali, Ward No.7, Pali - 306401. No.8) Mrs. Chanda Kanwar, W/o. Mr. Laxman Singh, at No.205, Rajputo Ka Bas, Korata, Sumerpur, Pali, Rajasthan - 306901. No.9) Mrs. Kamla Devi, W/o. Mr. Hira Lal, at Asapura, Jogaawar, Pali District, Rajasthan - 306401. No.10) Mr. Sohan Lal Joshi, S/o. Mr. Satya Dev Joshi, at No.5, Gali No.1, Ram Nagar, Pali - 306401. No.11) Mrs. Sushila Ben Patel, W/o. Mr. Prabhu Dass Patel, at No.24, Power House Ke Pichhe, Ward No.9, Sirohi - 307001. No.12) Mr. Yogesh Shivnani, S/o. Mr. Kanhya Lal Shivnani, at H.No.100-E, Purusharthi Nagar, Ward No.24, Pali - 306401. No.13) M/s. Triveni Meditech Private Limited, at A-94, Basement Sunrise Enclave, Shri Niwas Nagar, Opp. Om Toyota, Sikar Road, Jaipur, Rajasthan - 302013.

Outstanding Liability Amount : Rs.7,60,61,573/- (Rupees Seven Crore Sixty Lakh Sixty One Thousand Five Hundred and Seventy Three only) as on 28-03-2025 plus accrued interest to be charged from 29-03-2025 plus other expenses, any other dues to the Bank by the borrowers / guarantors.

Note:- That our 387- Pali Branch has also extended Financial Assistance (CREDIT CARD AGAINST LOAN: 512120020030804) dated 25-04-2019 requested by No.1 of you represented by Nos.2, 3, 4, 5 & 6 of you as Directors for the facility for a total amount of Rs.1,00,000/- at a ROI of 14%. The balance outstanding as on 28-03-2025 is Rs.1,33,272/-

Description of the Immovable Properties Mortgaged to our Bank	Reserve Price	Date & Time of Auction
Schedule - C : (Property Owned by Mr. Sohan Lal Joshi, S/o. Mr. Satya Dev Joshi) Immovable Property Situated at Commercial Plot Situated at Chak No.01, Khasra No.841/4, Ram Nagar, Pali (Rajasthan). Total Extent of : 22 x 18 ft., = 396 Sq.ft., = 44 Sq.yrds., (3 feet x 3 feet). Boundaries:- In North - House of Kamla Devi Hiralal Ji, In South - W/way, In East - Road, In West - House of Ashok Kumar.	₹ 26,00,000/- (Rupees Twenty Six Lakh only)	21-05-2025 at 01.00 p.m.
Schedule - D : (Property Owned by Mr. Ashok Kumar Joshi, S/o. Mr. Satya Dev Joshi) Situated at Commercial Shop No.11 at Second Floor, Built on Multi-Storeyed Building Situated at Bhilo Ka Bas, Surajpole, Pali, District Pali, Rajasthan - 306401. Total Extent of : 150 Sq.ft., = 16.66 Sq.yrds. (3 feet x 3 feet). Boundaries:- In North - House of Shri Gobar Ji, In South - 4 ft., Balcony and Bridge, In East - Building of Rajburohit Brothers, In West - Office No.10.	₹ 16,00,000/- (Rupees Sixteen Lakh only)	21-05-2025 at 01.00 p.m.
Schedule - F : (Property Owned by Mr. Ashok Kumar Joshi, S/o. Mr. Satya Dev Joshi) Immovable Property Situated at Residential House situated at Khasra No.841/4, Chak No.1, Ram Nagar, Pali, Rajasthan - 306401. Total Extent of : 146 x 250 + 79 x 39 + 31 x 6 x 24 6 ft., = 129.25 Sq.yards. Boundaries:- In North - 15 ft., wide Road, In South - Factory, In East - Shop of Foot Kanwar, In West - House of Narayan Ji.	₹ 50,00,000/- (Rupees Fifty Lakh only)	21-05-2025 at 01.00 p.m.
Schedule - H : (Property Owned by Mrs. Kamla Devi, W/o. Mr. Hira Lal) Immovable Property Situated at Commercial Plot situated at Chak No.01, Khasra No.841/4, Ram Nagar, Pali (Rajasthan). Total Extent of : 32.72 Sq.yrds (3 feet x 3 feet). Boundaries:- In North - House of Ashok Ji, In South - Shop of Sohan Lal Ji, In East - Road, In West - House of Ashok Ji.	₹ 22,00,000/- (Rupees Twenty Two Lakh only)	21-05-2025 at 01.00 p.m.

PART - 2

Name of the Borrowers: No.1) M/s. Manish Enterprises, at Near Bus Stand, Rohat, Pali - 306401. No.2) M/s. Ramesh Chand Gulechha HUF, Represented by its Karta Ramesh Chand Gulechha, at No.55, Adarsh Nagar, Pali - 306401. No.3) Mr. Ramesh Chand Gulechha, S/o. Hastimal Gulechha, at No.55, Adarsh Nagar, Pali, Rajasthan - 306401. No.4) Mrs. Manju Devi Gulechha, W/o. Ramesh Chand Gulechha, at No.55, Adarsh Nagar, Pali, Rajasthan - 306401. No.5) Mr. Anil Gulechha, S/o. Kewal Chand Gulechha, at No.B-32, Veer Durga Das Nagar, Pali, Rajasthan - 306401. No.6) Mr. Shubham Gulechha, S/o. Ramesh Chand Gulechha, at No.55, Adarsh Nagar, Pali, Rajasthan - 306401.

Outstanding Liability Amount : Rs.4,80,43,220/- (Rupees Four Crore Eighty Lakh Forty Three Thousand Two Hundred and Twenty only) as on 27-03-2025 plus accrued interest to be charged from 28-03-2025 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
Schedule-A : (Property Owned by Ramesh Chand Gulechha, S/o. Hastimal Gulechha) Situated at Office No.O-2, First Floor, Metro Plaza, P.No.84, Adarsh Nagar, Pali, Rajasthan - 306 401. Total Extent of : 823.66 Sq.ft. (Carpet Area). Boundaries : In North : Gali and Open Place, In South : Open area and Main Road of Adarsh Nagar I, In East : Office No.O-1 Belongs to Smt. Manju Devi Gulechha, In West : Door.	₹ 32,00,000/- (Rupees Thirty Two Lakh only)	21-05-2025 at 02.00 p.m.

PART - 3

Name of the Borrowers: No.1) Mr. Hira Lal Jangid, S/o. Mr. Keshri Mal Jangid, at 285, Pavata Ka Bas, Sojat, Pali, Rajasthan - 306104. No.2) Mrs. Chandra Kanta, W/o. Mr. Hira Lal Jangid, at 285, Pavata Ka Bas, Sojat, Pali, Rajasthan - 306104. No.3) Mr. Pushpat Raj Jangid, S/o. Mr. Hira Lal Jangid, at 285, Pavata Ka Bas, Sojat, Pali, Rajasthan - 306104.

Outstanding Liability Amount : Rs.33,70,773/- (Rupees Thirty Three Lakh Seventy Thousand Seven Hundred and Seventy Three only) as on 27-04-2025 plus accrued interest to be charged from 28-04-2025 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 Mr. Hira Lal Jangid, S/o. Mr. Keshri Mal Jangid) Residential Immovable Property Situated at East Part of House No.6333, Pavati Ba Bas, Sojat City, Pali, Rajasthan - 306104. Total Extent : 588.00 Sq.ft., Boundaries : In North - Kailash Dalpat, In South - Aam Rasta, In East - Aam Rasta, In West - Remaining Part of this House.	₹ 22,00,000/- (Rupees Twenty Two Lakh only)	21-05-2025 at 03.00 p.m.

Venue of Re-Tender-cum-Auction: City Union Bank Limited, Pali Branch, Ground Floor, Part of Plot 3 to 4, Panch Mukha Pulia, NH - 65, Railway Station Road, Pali - 306401. Telephone Nos.02932-222006/222007, Cell No.9352034953.

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, Pali Branch, Ground Floor, Part of Plot 3 to 4, Panch Mukha Pulia, NH - 65, Railway Station Road, Pali - 306401.** (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 and on or before 02.00 p.m. for PART - 3** (4) For inspection of the property and other particulars, the intending purchaser may contact : **Telephone Nos.02932-222006/222007, Cell No.9352034953.** (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 and 03.00 p.m. for PART - 3** 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 : 29-04-2025

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