



CITY UNION BANK LIMITED

Credit Recovery and Management Department

Administrative Office : No. 24-B, Gandhi Nagar, Kumbakonam - 612001.

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. Shubham Agriculture, Ring Road No.1, Kushalpur, Near Bajrangbali Nagar, Raipur - 492001. No.2) Mr. Guneshwar Prasad Sharma, S/o. Shri Laxman Prasad Sharma, H.No.54/995, Near Pandey Dairy, Shanti Vihar Colony, Dangania, Raipur, Chhattisgarh - 492013. No.3) Mr. Ajay Kumar Sharma, S/o. Shri Laxman Prasad Sharma, H.No.54/995, Near Pandey Dairy, Shanti Vihar Colony, Dangania, Raipur, Chhattisgarh - 492013. No.4) Mr. Vijay Kumar Sharma, S/o. Shri Laxman Prasad Sharma, H.No.54/995, Near Pandey Dairy, Shanti Vihar Colony, Dangania, Raipur, Chhattisgarh - 492013. No.5) Mr. Laxman Prasad Sharma, S/o. Late Ramsahay Sharma, H.No.54/995, Near Pandey Dairy, Shanti Vihar Colony, Dangania, Raipur, Chhattisgarh - 492013.

Outstanding Liability Amount : Rs.1,05,40,726/- (Rupees One Crore Five Lakh Forty Thousand Seven Hundred and Twenty Six only) as on 22-04-2025 together with further interest to be charged from 23-04-2025 onwards, other expenses and 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. Laxman Prasad Sharma, S/o. Late Ramsahay Sharma) A open diverted land bearing the KH No.1352/24, Area 3,940 Sq.ft., P.C. No.106A, R.1.C. Raipur, situated at Kushalpur (Raipur Khas), Raipur Tahsil & District Raipur, C.G. Boundaries : North - Land of Ram Vishal, South - Others Land, West - Seller Land & Road, East - Land of Bishram.	₹ 1,09,00,000/- (Rupees One Crore Nine Lakh only)	01-07-2025 at 01.00 p.m.
Schedule - B : (Property Owned by Mr. Guneshwar Prasad Sharma, S/o. Shri Laxman Prasad Sharma, Mr. Ajay Kumar Sharma, S/o. Shri Laxman Prasad Sharma & Mr. Vijay Kumar Sharma, S/o. Shri Laxman Prasad Sharma) A open diverted land bearing the Part of KH No.148/11, Area 864.00 Sq.ft, P.C.No.104, R.I.C. Raipur 1, situated at Dangania College, Ward No. 54, Raipur Tahsil & District Raipur, C.G. Boundaries : North - Road, South - House of Basant Yadu, West - House of Kamta Prasad Yadu, East - Land of MPHB.	₹ 22,00,000/- (Rupees Twenty Two Lakh only)	01-07-2025 at 01.00 p.m.

PART - 2

Name of the Borrowers: No.1) M/s. SMV Enterprises, Dhella Bai Sankar Hostel, Kushalpur, Raipur - 492001, Chhattisgarh. No.2) Mr. Ajay Sharma, S/o. Shri Laxman Prasad Sharma, H.No.54/995, Near Pandey Dairy, Shanti Vihar Colony, Dangania, Raipur, Chhattisgarh - 492013. No.3) Mrs. Sarita Sharma, W/o. Ajay Sharma, H.No.54/995, Near Pandey Dairy, Shanti Vihar Colony, Dangania, Raipur, Chhattisgarh - 492013. No.4) Mr. Guneshwar Prasad Sharma, S/o. Shri Laxman Prasad Sharma, H.No.54/995, Near Pandey Dairy, Shanti Vihar Colony, Dangania, Raipur, Chhattisgarh - 492013. No.5) Mr. Vijay Sharma, S/o. Shri Laxman Prasad Sharma, H.No.54/995, Near Pandey Dairy, Shanti Vihar Colony, Dangania, Raipur, Chhattisgarh - 492013. No.6) Mr. Laxman Prasad Sharma, S/o. Late Ramsahay Sharma, H.No.54/995, Near Pandey Dairy, Shanti Vihar Colony, Dangania, Raipur, Chhattisgarh - 492013.

Outstanding Liability Amount : Rs.91,62,025/- (Rupees Ninety One Lakh Sixty Two Thousand and Twenty Five only) as on 22-04-2025 together with further interest to be charged from 23-04-2025 onwards, other expenses and 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. Laxman Prasad Sharma, S/o. Late Ramsahay Sharma) All that Vacant Site measuring an extent of Kh.No.300, Area 0.611 Hect. or 65,743 Sq.ft. situated at Tuls, P.C.No.16, R.I.C., Tilda, Tahsil Tilda, Dist. Raipur (C.G.) and boundaries as follows : Item No.1 Boundaries of Property measuring Ac.1.49 Cents covered by Survey No.24/20, East : Kh.No.297, South : Road, West : Kh.No.307, North : Kh.Nos.301 & 299.	₹ 85,00,000/- (Rupees Eighty Five Lakh only)	01-07-2025 at 02.00 p.m.

PART - 3

Name of the Borrowers : No.1) M/s. Pankaj Traders, Dr. Khemka House Ke Pass, Plot No.11/308, Gudhiyari, Raipur - 492001. No.2) Mr. Pankaj Agrawal, S/o. Jugal Kishore Agrawal, Near Purana Mangal Bazar, Gudhiyari, Raipur - 492001. No.3) Mrs. Jyoti Agrawal, W/o. Pankaj Agrawal, Near Purana Mangal Bazar, Gudhiyari, Raipur - 492001. No.4) Mr. Arun Agrawal, S/o. Jugal Kishore Agrawal, Near Purana Mangal Bazar, Gudhiyari, Raipur - 492001. No.5) M/s. Arun Agency, Dr. Khemka House Ke Pass, Plot No.11/308, Gudhiyari, Raipur - 492001. No.6) Mrs. Neha Agrawal, W/o. Arun Agrawal, House No.8/111. Pahadi Chauk Se Gudhiyari Marg Uttar Madhya Gudhiyari, Raipur - 492001.

Outstanding Liability Amount : Rs.96,73,749/- (Rupees Ninety Six Lakh Seventy Three Thousand Seven Hundred and Forty Nine only) as on 20-04-2025 plus accrued interest to be charged from 21-04-2025 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
Schedule - A : (Property Owned by Mr. Arun Agrawal, S/o. Jugal Kishore Agrawal) A Open Land bearing the Plot No. G.A-301, Part of Kh.Nos.561/5, 564/7, 508/3-4, 558/2-3, 560/2, 524/3, 563/2, 562/1, Area 1,200 Sq.ft. R.I.C - Raipur-1, Situated at Mouza "New Swagat Vihar" Dunda P.C.No.118, Proposed P.C.No.151, Raipur Tahsil & District Raipur, Chhattisgarh. Boundaries are under : North : Plot No.G.A-302, South : Plot No.G.A-300, East : Road, West : Plot No.G.A-268.	₹ 3,00,000/- (Rupees Three Lakh only)	01-07-2025 at 03.00 p.m.

Venue of Re-Tender-cum-Auction : City Union Bank Limited, Raipur Branch, Hotel Central Avenue, Anand Talkies Road, Back Side of SBI Main Branch, Jaistamb Chowk, Raipur - 492001. Telephone No.0771-2221963, Cell No. 9329825210.

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, Raipur Branch, Hotel Central Avenue, Anand Talkies Road, Back Side of SBI Main Branch, Jaistamb Chowk, Raipur - 492001.** (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 No.0771-2221963, Cell No. 9329825210. (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 : 29-05-2025

**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

Size : 12 x 27 cm.