



CITY UNION BANK LIMITED

Credit Recovery and Management Department

Administrative Office : No. 24-B, Gandhi Nagar, Kumbakonam - 612001.
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Schedule - F : (Property Owned by Mrs. Aruna Mukund Nagad, W/o. Mukund Atmaram Nagad)

All the piece and parcel of Immovable Property known as : Plot No.19, admeasuring about 126.39 Sq. Mtrs. of "Royal Industrial Estate." constructed on land bearing Revenue Survey Nos. 110, 120, 121/1, Its Block No. 172, situated at Moje : Delad, Sub-District : Olpad, District : Surat. Boundaries : North : Plot No.18, South : Plot No. 20, East : Road, West : Plot No. 37.

Schedule - G : (Property Owned by Mrs. Aruna Mukund Nagad, W/o. Mukund Atmaram Nagad)

All the piece and parcel of Immovable Property known as : Plot No.20, admeasuring about 126.39 Sq. Mtrs. of "Royal Industrial Estate." constructed on land bearing Revenue Survey Nos. 110, 120, 121/1, Its Block No. 172, situated at Moje : Delad, Sub-District : Olpad, District : Surat. Boundaries : North : Road, South : Plot No.39, East : Plot No.19, West : Plot No.21.

Schedule - H : (Property Owned by Mr. Jitendrabhai Harilal Mehta, S/o. Harilal Ratilal Mehta)

All the piece and parcel of Immovable Property known as : Plot No. 53, admeasuring about 126.39 Sq. Mtrs. of "Royal Industrial Estate." constructed on land bearing Revenue Survey Nos. 110, 120, 121/1, Its Block No. 172, situated at Moje : Delad, Sub-District : Olpad, District : Surat. As per TCR. Boundaries : North : Road, South : Plot No.71, East : Margin, West : Plot No.54. As per Valuation Report. Boundaries : North : Society Internal Road, South : Backside Adjoining Factory Shed No. 71 to 74, East : Side Margin of Plot No.53, West : Adjoining Plot No.57.

Schedule - I : (Property Owned by Mr. Jitendrabhai Harilal Mehta, S/o. Harilal Ratilal Mehta)

All the piece and parcel of Immovable Property known as : Plot No.54, admeasuring about 126.39 Sq. Mtrs. of "Royal Industrial Estate." constructed on land bearing Revenue Survey Nos. 110, 120, 121/1, Its Block No. 172, situated at Moje : Delad, Sub-District : Olpad, District : Surat. As per TCR. Boundaries : North : Plot No. 53, South : Plot No. 55, East : Road, West : Plot No.72. As per Valuation Report. Boundaries : North : Society Internal Road, South : Backside Adjoining Factory Shed No. 71 to 74, East : Side Margin of Plot No.53, West : Plot No.57.

Schedule - J : (Property Owned by Mr. Jitendrabhai Harilal Mehta, S/o. Harilal Ratilal Mehta)

All the piece and parcel of Immovable Property known as : Plot Nos. 55 & 56, admeasuring about 2,720.00 Sq. Feet i.e. 252.78 Sq. Mtrs. of "Royal Industrial Estate." constructed on land bearing Revenue Survey Nos. 110, 120, 121/1, Its Block No. 172, situated at Moje : Delad, Sub-District : Olpad, District : Surat. As per Valuation Report. Boundaries : North : Society Internal Road, South : Backside Adjoining Factory Shed No. 71 to 74, East : Side Margin of Plot No.53, West : Adjoining Plot No.57. As per legal opinion & Sale Deed : Boundaries : North : Road, South : Plot Nos.72 & 73, East : Plot No.54, West : Plot No.57.

Schedule - K : (Property Owned by Mr. Jitendrabhai Harilal Mehta, S/o. Harilal Ratilal Mehta)

All the piece and parcel of Immovable Property known as : Plot No. 57, admeasuring about 1,360.00 Sq. Feet i.e. 126.39 Sq. Mtrs. of "Royal Industrial Estate." constructed on land bearing Revenue Survey Nos. 110, 120, 121/1, Its Block No. 172, situated at Moje : Delad, Sub-District : Olpad, District : Surat. As per Valuation Report. Boundaries : North : Society Internal Road, South : Backside Adjoining Plot Nos. 75 to 79, East : Adj. Plot No.56, West : Adj. Plot No.62. As per legal opinion & Sale Deed : Boundaries : North : Road, South : Plot No. 75, East : Plot No. 56, West : Plot No.58.

Schedule - L : (Property Owned by Mr. Mukund Atmaram Nagad, S/o. Atmaram Trikamdas Nagad)

All the piece and parcel of immovable property known as : Plot Nos. 58 & 59, admeasuring about 2,720.00 Sq. Feet i.e. 252.78 Sq. Mtrs. of "Royal Industrial Estate." constructed on land bearing Revenue Survey Nos. 110, 120, 121/1, Its Block No. 172, situated at Moje : Delad, Sub-District : Olpad, District : Surat. As per Valuation Report. Boundaries : North : Society Internal Road, South : Backside Adjoining Plot Nos. 75 to 79, East : Adjoining Plot No.56, West : Adjoining Plot No.62. As per legal opinion & Sale Deed : Boundaries : North : Road, South : Plot Nos. 76 & 77, East : Plot No. 57, West : Plot No. 60.

Schedule - M : (Property Owned by Mr. Mukund Atmaram Nagad, S/o. Atmaram Trikamdas Nagad)

All the piece and parcel of Immovable Property known as : Plot Nos. 60 & 61, admeasuring about 2,720.00 Sq. Feet i.e. 252.78 Sq. Mtrs. of "Royal Industrial Estate." constructed on land bearing Revenue Survey Nos. 110, 120, 121/1, Its Block No. 172, situated at Moje : Delad, Sub-District : Olpad, District : Surat. As per Valuation Report. Boundaries : North : Society Internal Road, South : Backside Adjoining Plot Nos. 75 to 79, East : Adjoining Plot No.56, West : Adjoining Plot No.62. As per legal opinion & Sale Deed : Boundaries : North : Road, South : Plot Nos. 78 & 79, East : 59, West : Open Land.

Schedule - N : (Property Owned by M/s. Shyam Warp and Weft Private Ltd.)

All the piece and parcel of Immovable Property known as : Plot Nos. 35 & 36, admeasuring about 2,720.00 Sq. Feet i.e. 252.78 Sq. Mtrs. of "Royal Industrial Estate." constructed on land bearing Revenue Survey Nos. 110, 120, 121/1, Its Block No. 172, situated at Moje : Delad, Sub-District : Olpad, District : Surat. Boundaries : North : Plot Nos. 17 to 21, South : Internal Road of Estate, East : Side Margin of Plot No.35, West : Plot No.40.

Schedule - O : (Property Owned by M/s. Shyam Warp and Weft Private Ltd.)

All the piece and parcel of Immovable Property known as : Plot Nos.37, 38 & 39, admeasuring about 379.17 Sq. Mtrs. of "Royal Industrial Estate." constructed on land bearing Revenue Survey Nos. 110, 120, 121/1, Its Block No. 172, situated at Moje : Delad, Sub-District : Olpad, District : Surat. Boundaries : North : Plot Nos. 17 to 21, South : Internal Road of Estate, East : Side margin of Plot No.35, West : Plot No.40.

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 Nos.9327104700, 9327393607.

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, 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 : **Cell Nos.9327104700, 9327393607.** (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 & 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 : 28-05-2025

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

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 Ram Synthetics, No.106, Jash Textile Market, Ring Road, Surat - 395002. No.2) Mr. Pawan Kumar Radhyeshyam Bansal, S/o. Radhyeshyam Bansal, Flat No.904, Block No.B, Green Avenue Complex, Ghod Dod Road, Surat - 395003. No.3) Mrs. Sunita Pawan Bansal, W/o. Pawan Kumar Radhyeshyam Bansal, Flat No.904, Block No.B, Green Avenue Complex, Ghod Dod Road, Surat - 395003.

Outstanding Liability Amount : Rs.1,45,08,023/- (Rupees One Crore Forty Five Lakh Eight Thousand and Twenty Three only) as on 24-03-2025 together with further interest to be charged from 25-03-2025 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. Pawan Kumar Radhyeshyam Bansal, S/o. Radhyeshyam Bansal) All the Piece and Parcel of Immovable Shop No.107 of 175 Sq.Ft. On lower Ground Floor in R.C.C. Building, Named Jash Textile & Yarn Market Built on Land of City Survey Nos.2024/1, 2027 and 2028, in Ward Umarwada, in City of Surat and Bounded as Under : North : Passage, South : Passage, East : Shop No.108, West : Shop No.106.	₹ 40,00,000/- (Rupees Forty Lakh only)	27-06-2025 at 01.00 p.m.
Schedule - B : (Property Owned by Mrs. Sunita Pawan Bansal, W/o. Pawan Kumar Radhyeshyam Bansal) All the Pieces and Parcel of Immovable Unit No.333, Corresponding Super Built-up Area Admeasuring about 813.31 Sq.Ft. On Second Floor of ISCON Shopping Mall, Constructed on the land bearing Revenue Survey No.65/2, its Sub-Plot Nos.2, 3, 4, 5/A, 5/B, 6/A and 6/B and Revenue Survey No.66, its Sub-Plot No.1 to 11, Final Plot No.53/Paikae & 55/Paikae of T.P.Scheme No.6 (Piplod), Situated at Moje Piplod, Sub-District Surat City-1 (Athwa), Dist. Surat and Bounded as Under : North : Unit No.335, South : Unit No.332, East : Passage, West : Open Space.	₹ 40,00,000/- (Rupees Forty Lakh only)	27-06-2025 at 01.00 p.m.

PART - 2

Name of the Borrowers : No.1) M/s. Shyam Enterprise, No.33, New Ashirwad Park, Behind Jivan Jyot Cinema, Udana Bhatena Road, Surat - 394210. No.2) Mr. Mohit Kumar Jitendrabhai Mehta, S/o. Jitendrabhai Harilal Mehta, No.19, Vijayanagar, Opp. Jain Derasar, Amroli-6, Choryasi Taluka, Surat - 394107. No.3) Mr. Jitendrabhai Harilal Mehta, S/o. Harilal Ratilal Mehta, No.19, Vijayanagar Opp. Jain Derasar, Amroli, Choryasi Taluka, Surat - 394107. No.4) Mrs. Minaxi Jitendra Mehta, W/o. Jitendrabhai Harilal Mehta, No.19, Vijayanagar, Opp. Jain Derasar, Amroli, Choryasi Taluka, Surat - 394107. No.5) Mr. Mukund Atmaram Nagad, S/o. Atmaram Trikamdas Nagad, No.604, Indraprasth Complex, Opp. Nagina Katargam, Surat - 395004. No.6) Mrs. Aruna Mukund Nagad, W/o. Mukund Atmaram Nagad, No.604, Indraprasth Complex, Opp. Nagina Katargam, Surat - 395004. No.7) M/s. Shyam Warp and Weft Private Ltd., No.604, Indraprasth Complex, Opp. Nagina Wadi, Katargam Surat - 395004. No.8) M/s. Shree Balaji Enterprise, Plot No.53 54, Royal Industrial Estate, Amroli Sayan, Delad, Taluk Olpad, Surat - 394107. No.9) M/s. Shri Shrinathji Enterprise, Plot No.19, 20 Royal Industrial Estate, Amroli Sayan Road, Delad, Surat - 395004. No.10) M/s. Shri Tirupati Enterprises, Plot No.17, 18, Royal Industrial Estate, Amroli Sayan, Delad, Taluk Olpad, Surat - 394107. No.11) Mrs. Nirmalaben Harilal Mehta, W/o. Harilal Ratilal Mehta, No.19, Vijayanagar, Opp. Jain Derasar, Amroli, Choryasi Taluka, Surat - 394107. No.12) Mr. Dhiren Dhanraj Nagad, S/o. Dhanraj Atmaram Nagad, No.10/56, Indrapark, Satya Nagar, Society, Udhana, Surat - 394210. No.13) Mrs. Nilaben Kantilal Rana, D/o. Kantilal Chhotalal Rana, No.4/4360, Chevli Sheri, Begampura, Surat - 395003. No.14) Mr. Mayankkumar Sureshchandra Rana, S/o. Nilaben Kantilal Rana, No.4/4360, Chevli Sheri, Begampura, Surat - 395003.

Outstanding Liability Amount : Rs.7,45,62,707/- (Rupees Seven Crore Forty Five Lakh Sixty Two Thousand Seven Hundred and Seven only) as on 27-04-2025 together with further interest to be charged from 28-04-2025 onwards, other expenses and any other dues to the bank by the Borrowers / Guarantors.

Note : 1) That our 100-Surat-Ring Road Branch has also extended financial assistance (OLCC : 512020010009453) dated 26-02-2018 requested by No.10 of you represented by No. 4 of you as Proprietrix for which Nos.3, 4 of you stood as Co-obligants and Nos. 3, 5, 6, 11 & 12 of you stood as Guarantors for the facility for a total amount of **Rs. 90,00,000/-** at a ROI of **11.75%** and the outstanding balance as on 27-04-2025 is **Rs.1,02,38,319/-** plus further interest and penal interest of **2.00%** with monthly rests to be charged from 28-04-2025 till the date of realization

2) That our 100-Surat-Ring Road Branch has also extended Financial Assistance (CUB OSL SPECIAL-BR : 501812080090513) dated 29-06-2022 requested by No.7 of you represented by No. 5 of you as Director for which Nos. 3, 4, 5, 6 & 12 of you stood as Guarantors for the facility for a total amount of **Rs.15,00,000/-** at a ROI of **10.75%**. The same has also been classified as **NPA** on 28-12-2022 and the outstanding balance as on 27-04-2025 is **Rs.21,17,825/-** plus further interest and penal interest of **2.00%** with monthly rests to be charged from 28-04-2025 till the date of realization.

3) That our 100-Surat-Ring Road Branch has also extended financial assistance (EMERGENCY CREDIT LINE SCH : 501812080069283) dated 31-12-2020 requested by No.10 of you represented by No.4 of you as Proprietrix for which Nos.3 & 4 of you stood as Co-obligants and Nos. 3, 4, 5, 6, 7, 11 & 12 of you stood as Guarantors for the facility for a total amount of **Rs.23,60,000/-** at a ROI of **9.25%** and the balance outstanding as on 27-04-2025 is **Rs. 22,02,628/-**.

Description of the Immovable Properties Mortgaged to our Bank	Reserve Price	Date & Time of Auction
Schedule - A : (Property Owned by Mrs. Aruna Mukund Nagad, W/o. Mukund Atmaram Nagad) All the piece and parcel of Immovable Property known as : Flat No.604 admeasuring 81.85 Sq. Mtrs. on 6th Floor of "Indraprastha Complex, Block-A". Constructed on land bearing Revenue Survey No.:313 Paiki, T.P. Scheme No.03 Paiki, Final Plot No.32 Paiki, City Survey Ward : Katargam, Nondh No. 5699/1 & 5699/2. Situated at Moje Village Katargam, Sub-District : Choryasi, District : Surat. Boundaries : North : Side Margin, South : Staircase and Flat No.A/603, East : by Rear Margin/compound, West : Passage and open space towards Flat No. A/601.	₹ 45,00,000/- (Rupees Forty Five Lakh only)	27-06-2025 at 02.00 p.m.
Schedule - B : (Property Owned by Mr. Dhiren Dhanraj Nagad, S/o. Dhanraj Atmaram Nagad) All the piece and parcel of immovable property known as : Plot No.: 214, 215 & 216, total admeasuring about 380.00 Sq. Mtrs. of "Shivshakti Industrial Estate". Constructed on land bearing Revenue Block No. 197. Situated at Moje : Delad, Sub-District : Surat. Boundaries : North : Internal Road of Estate, South : Plot Nos. 226 & 227 & 228, East : Plot No.213 (Part of this larger building), West : Plot No. 217.	₹ 1,00,00,000/- (Rupees One Crore only)	27-06-2025 at 02.00 p.m.
Schedule - D : (Property Owned by Mrs. Minaxi Jitendra Mehta, W/o. Jitendrabhai Harilal Mehta) All the pieces and parcel of Immovable Property known as : Plot No.17, admeasuring about 126.39 Sq. Mtrs. of "Royal Industrial Estate" constructed on land bearing Revenue Survey Nos. 110, 120, 121/1, Its Block No. 172, situated at Moje : Delad, Sub-District : Olpad, District : Surat. Boundaries : North : Internal Road, South : Plot No. 35, East : Margin Land, West : Plot No. 18.	₹ 5,65,00,000/- (Rupees Five Crore Sixty Five Lakh only)	27-06-2025 at 02.00 p.m.
Schedule - E : (Property Owned by Mrs. Minaxi Jitendra Mehta, W/o. Jitendrabhai Harilal Mehta) All the piece and parcel of Immovable Property known as : Plot No.18, admeasuring about 126.39 Sq. Mtrs. of "Royal Industrial Estate." constructed on land bearing Revenue Survey Nos. 110, 120, 121/1, Its Block No. 172, situated at Moje : Delad, Sub-District : Olpad, District : Surat. Boundaries : North : Internal Road, South : Plot No.36, East : Plot No. 17, West : Plot No.19.	(For Schedule D, E, F, G, H, I, J, K, L, M, N & O)	

Size : 24 x 25 cm.