

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.6,63,21,364/- (Rupees Six Crore Sixty Three Lakh Twenty One Thousand Three Hundred and Sixty Four only)** as on 21-07-2025 together with further interest to be charged from 22-07-2025 onwards and other expenses, any other dues to the Bank by the borrowers / guarantors **No.1) M/s. Shyam Enterprise, No.33, New Ashirwad Park, Behind Jivan Jyot Cinema, Udana Bhatera 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 Shrinathiji 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.**

Note : 1) That our **100-Surat-Ring Road Branch** has also extended financial assistance (OLCC : 51202001009453) 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 **21-07-2025** is **Rs.1,05,63,534/-** plus further interest and penal interest of **2.00%** with monthly rests to be charged from **22-07-2025** 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 been also classified as **NPA** on **28-12-2022** and the outstanding balance as on **21-07-2025** is **Rs.21,78,937/-** plus further interest and penal interest of **2.00%** with monthly rests to be charged from **22-07-2025** 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 **21-07-2025** is **Rs.22,57,303/-**.

Immovable Properties Mortgaged to our Bank
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.

Reserve Price : Rs.45,00,000/-
(Rupees Forty Five Lakh only)

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.

Reserve Price : Rs.92,00,000/-
(Rupees Ninety Two Lakh only)

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.

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.

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 : 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.

Reserve Price : Rs.5,65,00,000/-
(Rupees Five Crore Sixty Five Lakh only) (For Schedule D, E, F, G, H, I, J, K, L, M, N & O)

RE-AUCTION DETAILS	
Date of Re-Tender-cum-Auction Sale	Venue
28-08-2025	City Union Bank Limited, Surat-Ring Road Branch, G-3, Twin Tower, Shara Darwaja, Ring Road, Surat - 395003. Cell Nos.9327104700, 9327393607, 8925964906.

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** on the date of Tender-cum-Auction Sale hereby notified. (4) For inspection of the property and other particulars, the intending purchaser may contact **Cell Nos.9327104700, 9327393607, 8925964906.** (5) The properties 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 : 31-07-2025
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
Authorised Officer

Size : 16 x 26 cm.