

## 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.7,88,17,993/- (Rupees Seven Crore Eighty Eight Lakh Seventeen Thousand Nine Hundred and Ninety Three only)** as on **20-04-2025** together with further interest to be charged from **21-04-2025** onwards and other expenses, any other dues to the Bank by the borrowers / guarantors **No.1) M/s. Chhattisgarh Paper Box Pvt Ltd, H.No.349, VIP Chowk, Near Transformer, Sunder Nagar, Raipur, Chhattisgarh - 492001. No.2) Mr. Suraj Bhan Sharma, H.No.349, VIP Chowk, Near Transformer, Sunder Nagar, Raipur, Chhattisgarh - 492001. No.3) Mr. Aditiya Sharma, H.No.349, VIP Chowk, Near Transformer, Sunder Nagar, Raipur, Chhattisgarh - 492001. No.4) Mr. Vikas Chand Sinha, S/o. Late Shri Mukund Lal Sinha, Ankur Vidyalaya, Mahadev Ghat Road, Lakhe Nagar, Raipur, Chhattisgarh - 492001. No.5) Mrs. Beena Sinha, W/o. Vikas Chand Sinha, H.No.349, VIP Chowk, Near Transformer, Sunder Nagar, Raipur, Chhattisgarh - 492001. Also at, Mrs. Beena Sinha, W/o. Vikas Chand Sinha, Ankur Vidyalaya, Mahadev Ghat Road, Lakhe Nagar, Raipur, Chhattisgarh - 492001.**

### Immovable Properties Mortgaged to our Bank

#### Schedule - A : (Properties Owned by Chhattisgarh Paper Box Pvt. Ltd., Directors, Suraj Bhan Sharma and Aditiya Sharma)

**Item - 1 :** Land bearing Kh. No.105/23, Area -1,500 sq.ft., Kh.No.105/32, Area 4,800 sq.ft, Total Area - 6,300 sq.ft., R.I.C, Raipur - 1, situated at Mouja Devpuri ,P.C.No.114, Raipur Tahsil & District Raipur, Chhattisgarh - 492001. Boundaries are as under : North - Land of Khushboo Sinha & Others, South - Land of Khushboo Sinha & Others, East - Road, West - Part of Kh.No.105.

**Item - 2 :** Land bearing Kh.No.105/21 & Kh.No. -105/32, Total Area -7,900 sq.ft., R.I.C., Raipur - 1, situated at Mouja Devpuri, P.C.No.114, Raipur Tahsil & District Raipur, Chhattisgarh - 492001. Boundaries are as under : North - Part of Kh.No.105, South - Land of Ramnarayan Sinha, East - Road, West - Part of Kh.No.105.

**Reserve Price : Rs.2,25,00,000/-**

**(Rupees Two Crore Twenty Five Lakh only)**

#### Schedule - B : (Property Owned by Mr. Vikas Chand Sinha, S/o. Late Shri Mukund Lal Sinha)

A Open diverted land bearing the KH No.335/10,Area 26,146 Sq.ft.P.C. No.104/56, R.I.C. Raipur, situated at Mouza Sarona, Raipur Tahsil & District Raipur,C.G., Boundaries : North - Land of Yashwanth, South - Land of Subhash Singh, West - Dharsa (Road), East - Land of Dwarika Singh.

**Reserve Price : Rs.2,50,00,000/-**

**(Rupees Two Crore Fifty Lakh only)**

### RE-AUCTION DETAILS

Date of Re-Tender-cum-Auction Sale	Venue
<b>25-08-2025</b>	<b>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.</b>

### 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** 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.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.** 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 : 01-08-2025**

**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