

TENDER-CUM-AUCTION SALE NOTICE UNDER SARFAESI ACT 2002

The following property/ies mortgaged to **City Union Bank Limited** will be sold in 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.2,34,10,919/- (Rupees Two Crore Thirty Four Lakh Ten Thousand Nine Hundred and Nineteen only)** as on **05-08-2025** together with further interest to be charged from **06-08-2025** onwards and other expenses, any other dues to the Bank by the borrowers / guarantors **No.1) M/s. Vikas International, Shop L/1 to 4, Shree Sai Darshan Market, Ring Road, Surat. No.2) Mr. Manekchand Khimaram Borana, S/o. Khimaramji Bhalaramji Borana, Plot No.119, Reshma Row House, Vibhag B, Magob, Surat. No.3) Mrs. Bhagwati Manekchand Borana, W/o. Manekchand Khimaram Borana, Plot No.119, Reshma Row House, Vibhag B, Magob, Surat. No.4) Mr. Dineshchand Khimaramji Borana, S/o. Khimaramji Bhalaramji Borana, Plot No.119, Reshma Row House, Vibhag B, Magob, Surat.**

Immovable Properties Mortgaged to our Bank

Schedule - A : (Property Owned by Mr. Manekchand Khimaram Borana, S/o. Mr. Khimaramji Bhalaramji Borana)

All those pieces and parcel of Immovable Shop No.L-1, admeasuring 170.00 Sq. Feet i.e. 15.79 Sq. Mtrs. (Carpet Area) Along with undivided Proportionate Share in land with all right on Lower Ground Floor, of Shree Sai Darshan Market constructed on land bearing Revenue Survey No.37, T.P. Scheme No.08, (Umarwada) Final Plot No.145, Situated at Umarwada, City Taluka Surat.

Schedule - B : (Property Owned by Mr. Manekchand Khimaram Borana, S/o. Mr. Khimaramji Bhalaramji Borana)

All those pieces and parcel of Immovable Shop No.L-2, admeasuring 170.00 Sq.Feet (Carpet Area) Along with undivided Proportionate Share in land with all right on Lower Ground Floor, of Shree Sai Dashan Market Constructed on land bearing Revenue Survey No.37, T.P Scheme No.08, (Umarwada) Final Plot No. 145, situated at Umarwada, City Taluka Surat.

Reserve Price : Rs.68,00,000/-

(Rupees Sixty Eight Lakh only) (For Schedule A & B only)

Schedule - C : (Property Owned by Mr. Dineshchand Khimaramji Borana, S/o. Khimaramji Bhalaramji Borana)

All those pieces and parcel of Immovable Shop No. L/3, admeasuring 170.00 Sq. feet (Carpet Area) of the said Shop. Along with undivided Proportionate Share in land with all right on Lower Ground Floor, of Shree Sai Darshan Market. Constructed on land bearing Revenue Survey No.37, T.P. Scheme No.8, (Umarwada) Final Plot No.145, situated at Umarwada Sub-District, Surat City, District Surat. Boundaries : North : Open Space/Margin, South : Passage, East : Shop No.L/5, West : Shop No.L/2.

Schedule - D : (Property Owned by Mr. Dineshchand Khimaramji Borana, S/o. Khimaramji Bhalaramji Borana)

All those pieces and parcel of Immovable Shop No. L/4, admeasuring 170.00 Sq. feet (Carpet Area) of the said Shop. Along with undivided proportionate Share in land with all right on Lower Ground Floor, of Shree Sai Darshan Market. Constructed on land bearing Revenue Survey No.37, T.P. Scheme No.8, (Umarwada) Final Plot No.145, situated at Umarwada Sub-District, Surat City, District Surat. Boundaries : North : Open Space/Margin, South : Passage, East : Shop No.L/5, West : Shop No.L/2.

Reserve Price : Rs.68,00,000/-

(Rupees Sixty Eight Lakh only) (For Schedule C & D only)

AUCTION DETAILS

Date of Tender-cum-Auction Sale	Venue
18-09-2025	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 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 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 : 07-08-2025

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