



CITY UNION BANK LIMITED

Credit Recovery and Payment Department

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

Kumbakonam - 612 001. E-Mail id : crmd@cityunionbank.in,

Ph : 0435-2432322, Fax : 0435-2431746

land of Revenue Survey No.494/2 situated, lying and being at Mouje : Shanksheshwar, Taluka : Shanksheshwar in Registration District of Patan and Sub-District of Shanksheshwar and bounded as under : **Plot No. 3:** North - Plot No. 2 : South - Margin Space, East - Margin Space, West - Road. **Plot No. 4:** North - Plot No. 3, South - Margin Space, East - Margin Space, West - Road.

Reserve Price : Rs.39,00,000/-

(Rupees Thirty Nine Lakh only)

Schedule - K : (Property Owned by Mr. Sheetal Shashikant Mehta, S/o. Shashikant Mehta)

All the pieces and parcel of the Immovable Property of Bungalow No.2 admeasuring about 107 sq. mtrs. alongwith 24 sq.mtrs. of undivided share in Common Road and Common Plot aggregating to 131 sq. mtrs. in the Scheme known as "Manibhadra Residency" situated on the land of Revenue Survey No. 494/2 situated, lying and being at Mouje : Shanksheshwar, Taluka : Patan, in the Registration District of Patan and Sub-District of Shanksheshwar and bounded as under : North - Bungalow No.01 of the Scheme, South - Margin Space, East - Margin Space, West - Road.

Reserve Price : Rs.20,00,000/-

(Rupees Twenty Lakh only)

Schedule - L : (Property Owned by Mr. Sheetal Shashikant Mehta, S/o. Shashikant Mehta)

All that pieces and parcel of the Immovable Property of Shop No. 80 on the Ground Floor admeasuring about 18.58 sq. mtrs. in the Scheme known as "Manibhadra Small Centre" situated on the land of Revenue Survey No. 494/1 situated, lying and being at Mouje : Shanksheshwar, Taluka : Patan, in the Registration District of Patan and Sub-District of Shanksheshwar and bounded as under : North - Front Margin and Internal Road, South - Shop No.60, East - Shop No.79, West - Shop No.81.

Reserve Price : Rs.3,00,000/-

(Rupees Three Lakh only)

Schedule - M : (Property Owned by Mr. Sheetal Shashikant Mehta, S/o. Shashikant Mehta)

All that pieces and parcel of the Immovable Property of Shop No. 81 on the Ground Floor admeasuring about 18.58 sq. mtrs. in the Scheme known as "Manibhadra Small Centre" situated on the land of Revenue Survey No. 494/1 situated, lying and being at Mouje : Shanksheshwar, Taluka : Patan, in the Registration District of Patan Sub-District of Shanksheshwar and bounded as under : North - Front Margin and Internal Road, South - Shop No.59, East - Shop No.80, West - Shop No.82.

Reserve Price : Rs.3,00,000/-

(Rupees Three Lakh only)

Schedule - N : (Property Owned by Mr. Sheetal Shashikant Mehta, S/o. Shashikant Mehta)

All that pieces and parcel of the Immovable Property of Shop No. 81 on the First Floor admeasuring about 18.58 sq. mtrs. in the Scheme known as "Manibhadra Small Centre" situated on the land of Revenue Survey No. 494/1 situated, lying and being at Mouje : Shanksheshwar, Taluka : Patan, in the Registration District of Patan and Sub-District of Shanksheshwar and bounded as under : North - Front Passage; Lobby, South - Shop No. 59, East - Shop No.80, West - Shop No.82.

Reserve Price : Rs.3,00,000/-

(Rupees Three Lakh only)

Schedule - P : (Property Owned by Mr. Sheetal Shashikant Mehta, S/o. Shashikant Mehta)

All that pieces and parcel of the Immovable Property of Unit Nos.58, 59 and 60 all on the Ground Floor each admeasuring about 18.58 sq. mtrs. aggregating to 55.74 sq.mtrs. thereon in the Scheme known as "Manibhadra Small Centre" situated on the land of Revenue Survey No. 494/1 situated, lying and being at Mouje : Shanksheshwar, Taluka : Patan, in the Registration District of Patan and Sub-District of Shanksheshwar and bounded as under : **Unit No. 58:** North - Shop No. 82, South - Road, East - Shop No. 59, West - Shop No. 57. **Unit No. 59:** North - Shop No. 81, South - Road, East - Shop No. 60, West - Shop No. 58. **Unit No. 60:** North - Shop No. 80 South - Road, East - Shop No. 61, West - Shop No. 59.

Reserve Price : Rs.8,00,000/-

(Rupees Eight Lakh only)

Schedule - Q : (Property Owned by Mr. Sheetal Shashikant Mehta, S/o. Shashikant Mehta)

All that pieces and parcel of the Immovable Property of Shop No.82 on the First Floor admeasuring about 18.58 Sq.Mtr. in the scheme as "Manibhadra Small Centre" Situated on the Land of Revenue Survey No.494/1 Situated, Lying and being at Mouje : Shanksheshwar, Taluka : Patan, in the Registration District of Patan and Sub-District of Shanksheshwar and Bounded as under : North-Front Passage : Lobby, South-Shop No.58, East-Shop No.81, West-Shop No.83.

Reserve Price : Rs.3,00,000/-

(Rupees Three Lakh only)

Schedule - S : (Property Owned by Mr. Sheetal Shashikant Mehta, S/o. Shashikant Mehta)

All that pieces and parcel of Immovable Property bearing Shop No.6 at the Ground Floor admeasuring 196.79 sq. feet and basement admeasuring 332.47 sq. ft. total admeasuring about 529.26 sq. feet i.e. 49.187 sq. mtrs. (as per RERA Act 2016) in the Scheme known as "Sanyak Galaxy" along with 11055 sq.mtrs. of undivided share in land Final Plot No. 150+151 Part of Town Planning Scheme No.65 (land of Old Block No.50/B/2 and 50/C) situated, lying and being at Mouje : Jagatpur, Taluka : Ghatodia, Old Taluka Ahmedabad City (West) in the Registration District of Ahmedabad and Sub-District of Ahmedabad 8 (Sola) and bounded as under : East - Parking of Block B (As per Legal) & Parking (As per Valuation), West - 9 mtrs. T.P. Road & Road (As per Valuation), North - Shop No.7 (As per Legal) & Unit No.7 (As per Valuation), South - Shop No.5 (as per legal) & Unit No.5 (As per Valuation).

Reserve Price : Rs.38,00,000/-

(Rupees Thirty Eight Lakh only)

RE-AUCTION DETAILS

Date of Re-Tender-cum-Auction Sale	Venue
01-09-2025	City Union Bank Ltd., Ahmedabad- Raipur Branch Ground Floor, Mahapatram Rupram Ashram, Next to Bank of Baroda, Near New Cloth Market, Raipur-380022. Telephone Nos.079-25463465, 079-25463485 Cell No.9374674453, 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, Ahmedabad- Raipur Branch, Ground Floor, Mahapatram Rupram Ashram, Next to Bank of Baroda, Near New Cloth Market, Raipur-380022.** (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 Nos.079-25463465, 079-25463485, Cell No.9374674453, 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 : 06-08-2025 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

Size : 16 x 34 cm.



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.11,73,69,094/- (Rupees Eleven Crore Seventy Three Lakh Sixty Nine Thousand and Ninety Four only)** as on 22-05-2025 together with further interest to be charged from 23-05-2025 onwards and other expenses, any other dues to the Bank by the borrowers / guarantors No.1) M/s. Saurashtra Specialities Pvt. Ltd. (In CIRP/Moratorium under IBC), Saurashtra Paper Mill Compound, 8/B, N.Navagam, Anandpur, Jiyana, Rajkot, Gujarat - 360003. Also at, M/s. Saurashtra Specialities Pvt. Ltd. (In CIRP/Moratorium under IBC), at Survey No.196, National Highway 8-B, Navagam, Anandpur, Rajkot - 360003. Also at, M/s. Saurashtra Specialities Pvt. Ltd. (In CIRP/Moratorium under IBC), At Pattani Building, M.G. Road, Rajkot - 630001. Also at, M/s. Saurashtra Specialities Pvt. Ltd. (In CIRP/Moratorium under IBC), at Survey No.288/P2, Kuvada Wankaner Road, Village Jiyana, Taluk and District Rajkot - 360003. Also at, M/s. Saurashtra Specialities Pvt. Ltd. (In CIRP/Moratorium under IBC), at C-805, Titanium City Centre, Anand Nagar Road, Ahmedabad - 380007. No.2) Mr. Sheetal Shashikant Mehta, S/o. Shashikant Mehta, Residing at 401, Serene Apartments Near Riviera 11 and Shaligram - 3, Prahlanadnagar Vejalpur, Ahmedabad - 380051. No.3) Mrs. Meera Sheetal Mehta, W/o. Sheetal Shashikant Mehta, Residing at 401, Serene Apartments Near Riviera 11 and Shaligram - 3, Prahlanadnagar Vejalpur, Ahmedabad - 380051. No.4) M/s. Garnett Nuevo Papers Pvt. Ltd., at 401, Serene Apartments Near Riviera 11 and Shaligram - 3, Prahlanadnagar Vejalpur, Ahmedabad - 380051.

Note : 1) That our 499-Ahmedabad-Raipur Branch has also extended Financial Assistance (CUB OSL TERM EMI-BR : 501812080060436) dated 27-01-2020 requested by No.2 of you for which No.3 of you stood as Co-obligant and Nos. 2 and 3 of you stood as Guarantors for the facility for a total amount of **Rs. 40,00,000/-** at a ROI of 11.75% and the outstanding balance as on 22-05-2025 is **Rs. 16,52,535/-** plus further interest and penal interest of 2.00% with monthly rests to be charged from 23-05-2025 till the date of realization.

2) That our 499-Ahmedabad-Raipur Branch has also extended Financial Assistance (CUB OSL TERM EMI-BR : 501812080078890) dated 31-03-2021 requested by No.4 of you represented by Nos.2 and 3 of you as Director for which Nos. 1 to 4 of you stood as Guarantors for the facility for a total amount of **Rs. 12,65,000/-** at a ROI of 11% and the balance outstanding as on 22-05-2025 is **Rs. 18,16,601/-**.

3) That our 499-Ahmedabad-Raipur Branch has also extended Financial Assistance (CUB OSL TERM EMI-BR : 501812080078909) dated 31-03-2021 requested by No.4 of you represented by Nos. 2 and 3 of you as Director for which Nos. 1 to 4 of you stood as Guarantors for the facility for a total amount of **Rs. 1,15,00,000/-** at a ROI of 11% and the balance outstanding as on 22-05-2025 is **Rs. 50,82,893/-**.

Immovable Properties Mortgaged to our Bank

Schedule - A : (Property Owned by Mr. Sheetal Shashikant Mehta, S/o. Shashikant Mehta)

All that pieces and parcel of the Immovable Property of Bungalow No. 1 admeasuring about 107 sq. mtrs. alongwith 24 sq. mtrs. of undivided share in Common Road and Common Plot aggregating to 131 sq. mtrs. in the Scheme known as "Manibhadra Residency" situated on the land of Revenue Survey No. 494/2 situated, lying and being at Mouje : Shanksheshwar Taluka : Patan, in the Registration District of Patan and Sub-District of Shanksheshwar and bounded as under : North - Margin Space, South - Bungalow No.02 of the Scheme, East - Margin Space Road, West - Road.

Reserve Price : Rs.20,00,000/-

(Rupees Twenty Lakh only)

Schedule - B : (Property Owned by Mr. Sheetal Shashikant Mehta, S/o. Shashikant Mehta)

All that pieces and parcel of the Immovable Property of Shop No. 78 on the Ground Floor admeasuring about 18.58 sq. mtrs. in the Scheme known as "Manibhadra Small Centre" situated on the land of Revenue Survey No. 494/1 situated, lying and being at Mouje : Shanksheshwar, Taluka : Patan, in the Registration District of Patan and Sub-District of Shanksheshwar and bounded as under : North - Front Margin and Internal Road, South - Shop No. 62, East - Shop No.77, West - Shop No.79.

Reserve Price : Rs.3,00,000/-

(Rupees Three Lakh only)

Schedule - C : (Property Owned by Mr. Sheetal Shashikant Mehta, S/o. Shashikant Mehta)

All that pieces and parcel of the Immovable Property of Shop No. 79 on the Ground Floor admeasuring about 18.58 sq. mtrs. in the Scheme known as "Manibhadra Small Centre" situated on the land of Revenue Survey No. 494/1 situated, lying and being at Mouje : Shaneswar, Taluka Patan, in the Registration District of Patan and Sub-District of Shanksheshwar and bounded as under : North - Front Margin and Internal Road, South - Shop No. 61, East - Shop No.78, West - Shop No.80.

Reserve Price : Rs.3,00,000/-

(Rupees Three Lakh only)

Schedule - D : (Property Owned by Mr. Sheetal Shashikant Mehta, S/o. Shashikant Mehta)

All that pieces and parcel of the Immovable Property of Shop No. 82 on the Ground Floor admeasuring about 18.58 sq. mtrs. in the Scheme known as "Manibhadra Small Centre" situated on the land of Revenue Survey No. 494/1 situated, lying and being at Mouje : Shanksheshwar, Taluka : Patan, in the Registration District of Patan, and Sub-District of Shanksheshwar and bounded as under : North - Front Margin and Internal Road, South - Shop No. 58, East - Shop No.81, West - Shop No.83.

Reserve Price : Rs.3,00,000/-

(Rupees Three Lakh only)

Schedule - E : (Property Owned by Mr. Sheetal Shashikant Mehta, S/o. Shashikant Mehta)

All that pieces and parcel of the Immovable Property of Shop No. 78 on the First Floor admeasuring about 18.58 sq. mtrs. in the Scheme known as "Manibhadra Small Centre" situated on the land of Revenue Survey No. 494/1 situated, lying and being at Mouje : Shanksheshwar, Taluka Patan, in the Registration District of Patan and Sub-District of Shanksheshwar. (Hereinafter referred to as the "Property") and bounded as under : North - Front Passage Lobby, South - Shop No. 62, West - Shop No. 79, East - Shop No. 77.

Reserve Price : Rs.3,00,000/-

(Rupees Three Lakh only)

Schedule - F : (Property Owned by Mr. Sheetal Shashikant Mehta, S/o. Shashikant Mehta)

All that pieces and parcel of the Immovable Property of Shop No. 79 on the First Floor admeasuring about 18.58 sq. mtrs. in the Scheme known as "Manibhadra Small Centre" situated on the land of Revenue Survey No. 494/1 situated, lying and being at Mouje : Shanksheshwar, Taluka : Patan, in the Registration District of Patan, and Sub-District of Shanksheshwar and bounded as under : North - Front Passage : Lobby, South - Shop No. 61, East - Shop No.78, West - Shop No.80.

Reserve Price : Rs.3,00,000/-

(Rupees Three Lakh only)

Schedule - G : (Property Owned by Mr. Sheetal Shashikant Mehta, S/o. Shashikant Mehta)

All that pieces and parcel of the Immovable Property of Shop No. 80 on the First Floor admeasuring about 18.58 sq. mtrs. in the Scheme known as "Manibhadra Small Centre" situated on the land of Revenue Survey No. 494/1 situated, lying and being at Mouje : Shanksheshwar Taluka : Patan, in the Registration District of Patan and Sub-District of Shanksheshwar and bounded as under : North - Front Passage : Lobby, South - Shop No. 60, East - Shop No.79, West - Shop No.81.

Reserve Price : Rs.3,00,000/-

(Rupees Three Lakh only)

Schedule - H : (Property Owned by M/s. Garnett Nuevo Papers Pvt. Ltd.)

Property of (1) Unit No.3 Plot Area admeasuring about 131 sq. mtrs. and Construction of 125.61 sq. mtrs. Thereon (2) Unit No.4 Plot Area admeasuring about 131 sq. mtrs. and Construction of 125.61 sq. mtrs. Thereon in the Scheme known as "Manibhadra Residency" situated on the