



CITY UNION BANK LIMITED

Credit Recovery and Management Department

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

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

Ph : 0435-2432322, Fax : 0435-2431746

Ward No.3 within the limits of Rajarhat Gopalpur Municipality butted and bounded by : Flat No.312 in the 3rd Floor of G + 3 Storied Apartment Building name Xanadu North Plot No.3488 (P) & 3492, South : Rajarhat Main Road, East : Plot No.3491, 3490, West : Plot No.3473, 3486.

Size : 16 x 18 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.10,50,53,296/- (Rupees Ten Crore Fifty Lakh Fifty Three Thousand Two Hundred and Ninety Six only)** as on 23-06-2025 together with further interest to be charged from 24-06-2025 onwards and other expenses, any other dues to the Bank by the borrowers / guarantors

- 1) M/s. Bengal Industrial Corporation, No.19, R.N Mukherjee Road, Kolkata - 700001.
- 2) Mr. Prajay Singha, S/o. Arindam Singha Roy, No.12, Dum Dum Road, Kolkata - 700074.
- 3) Mr. Sanjoy Debnath, S/o. Late Sachindra Debnath, Gopinathpur, Ghonza, Bongoon, North 24 Parganas, West Bengal - 743249. 4) Mr. Sajal Debnath, S/o. Late Sachindra Debnath, Gopinathpur, Ghonza, Bongoon, North 24 Parganas, West Bengal - 743249.
- 5) Mr. Shyamal Debnath, S/o. Late Sachindra Debnath, Gopinathpur, Ghonza, Bongoon, North 24 Parganas, West Bengal - 743249. 6) Mr. Milan Mandal, S/o. Anandi Mandal, Holding No.25, 2nd Ramgopal Sen Street, Santipur, Nadia - 741404. 7) Mr. Jagadish Mandal, S/o. Nityananda Mandal, Vivekananda Nagar, Gobindapur, Bablagobindpur, Nadia - 741404. 8) Mrs. Malina Debnath, W/o. Late Sachindra Debnath, Gopinathpur, Ghonza, Bongoon, North 24 Parganas, West Bengal - 743249.

Note : 1) That our **110 - Kolkata - B.B.D Bag Branch** has also extended financial assistance (FITL - ADHOC : 501912090016685) dated 02-09-2020 requested by No.1 of you for the facility for a total amount of **Rs.28,70,000/-** at a ROI of 11.75%. The same has been also classified as **NPA on 02-06-2021** and the outstanding balance as on 23-06-2025 is **Rs.7,30,223/- (Rupees Seven Lakh Thiry Thousand Two Hundred and Twenty Three only)** plus further interest and penal interest of 2.00% with monthly rests to be charged from 24-06-2025 till the date of realization.

2) That our **110 - Kolkata - B.B.D Bag Branch** has also extended financial assistance (CUB OSL TERM EMI-BR : 501812080040303) dated 29-06-2018 requested by No.6 and Mithu Mandal of you for which No.6 and Mithu Mandal of you stood as Co-obligants for the facility for a total amount of **Rs.4,80,000/-** at a ROI of 11.50% and the outstanding balance as on 23-06-2025 is **Rs.4,77,139/- (Rupees Four Lakh Seventy Seven Thousand One Hundred and Thiry Nine only)** plus further interest and penal interest of 2.00% with monthly rests to be charged from 24-06-2025 till the date of realization.

Immovable Properties Mortgaged to our Bank

Schedule - A : (Property Owned by Mr. Milan Mandal, S/o. Anandi Mandal)

All that land measuring about 81 Satak together with structure standing thereon forming part of Dag No.849, 850, 851, 1011 and 1014 under M Khaitan No.210, 9, 110, Touzi No.1786 in Mouza 81, Hinga under P S Haringhata in the District Nadia within the limit of Nagar Ukhra - 2 Gram Panchayat On the North, 8 Ft. wide Katcha Panchayat Passage on the South, Land of Jakir Miya and Rasid Miya on the East, Land of Ram Mandal on the West. Vendor's other Property.

Reserve Price : Rs.1,25,00,000/- (Rupees One Crore Twenty Five Lakh only)

Schedule - B : (Property Owned by Mr. Jagadish Mandal, S/o. Nityananda Mandal)

All that land measuring about 124.95 Sataks forming part of R.S. and L.R. Dag Nos.409, 763 and 962/2407 under L.R. Khaitan Nos.3711, 3714 and 3715, J.L. No.32, Touzi No.9, in Mouza Gobindapur under P.S. Santipur in the District Nadia within the limits of Babla Gram Panchayat. Boundary of Dag No - 409 North : Vivekananda Nagar Village Road, South : Property of Others, East : Property of Others, West : Property of Others Landed Property with 12 Nos. Power Loom Factory of CGI Roof Building of 1,031 Sq.ft. & Adjacent Office Building RCC Roof of Area 185 Sq.ft., Building at Village - Vivekananda Nagar Holding No - 4928 within Babla Gram Panchayat.

Reserve Price : Rs.22,00,000/- (Rupees Twenty Two Lakh only)

Schedule - C : (Property Owned by Mr. Prajay Singha, S/o. Arindam Singha Roy)

All That Land Home Studio no. 312 measuring about 575 Sq.ft. (Super built up area) on the 3rd Floor together with one medium sized car parking in the covered space on the basement floor of the building named and known as Xanadu built and constructed at or upon the plot of land measuring about 142.35 Decimals (equivalent to 86.27 Cottahs) forming part of C.S. Dag Nos. 5255, 5272, 5256, 5271 and 5273 (L.R.Nos.3471, 3472, 3488, 3487 and 3489) under C.S. Khaitan Nos.1257, 1378, 2669 And 1376 (L.R. Nos.1441, 1156, 3042, 2960 and 4081) in Mouza Gopalpur under P.S. Dum Dum Airport in the District North 24 Parganas presently known and numbered as Municipal holding No. AS / 275 , Block-A. Rajarhat Main Road under Municipal

Reserve Price : Rs.22,00,000/- (Rupees Twenty Two Lakh only)

Schedule - D : (Property Owned by Mrs. Malina Debnath, W/o. Sachindra Debnath, Mr. Shyamal Debnath, Mr. Sajal Debnath & Mr. Sanjay Debnath - Sons of Sachindra Debnath)

All that Land measuring about .85 Sataks forming part of L.R.Dag 746, 747, & 869 under L.R. Katian No.696, J.L. No.137, in Mouza Gopinathpur under P.S. Bongaon in the District Nadia within the limits of Chowberia - I Gram Panchayat having a single storied shop building, West Bengal -743249. Boundaries : On the North Property of S.Debnath, On the South : Road, On the East : Property of J.K. Debnath, On the West : Common Lane.

Reserve Price : Rs.4,00,000/- (Rupees Four Lakh only)

Schedule - E : (Property Owned by Mr. Milan Mandal, S/o. Anandi Mandal)

All that Land measuring about 9.9 Sataks corresponding 6 Cottahs together with a Single Storied Building total measuring 1,074 Sq.ft. (Ground Floor covered area for residence use 994 Sq.ft. and toilet use 80 Sq.ft.) and one Mandir measuring about 444 Sq.ft. on the Ground Floor standing thereon forming part of L.R.Dag No.502, 503, 504 under L.R.Khaitan No.1139, 1150 & 1446, J.L.No.25 in Mouza Baigachi under P.S. Santipur in the District Nadia presently known and numbered as Municipal holding No.25, commonly known as 2, Ram Gopal Sen Street under Municipal Ward No.3 within the limits of Santipur Municipality, West Bengal, India. The said property is bounded by : North : By Land of legal heirs of Nihar Sengupta. South : By Land of Tapas Bhattacharjee. East : By 10 Ft. wide Municipality Road. West : By Land of B. Sarkar.

Reserve Price : Rs.10,00,000/- (Rupees Ten Lakh only)

RE-AUCTION DETAILS

| Date of Re-Tender-cum-Auction Sale | Venue |
|------------------------------------|--|
| 04-09-2025 | City Union Bank Limited, Kolkata-B.B.D. Bag Branch, Ground Floor, 64 A, Hemanta Basu Sarani, B.B.D. Bag, Kolkata - 700001. Telephone No.033-22107140, Cell No. 9330875466. |

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, Kolkata-B.B.D. Bag Branch, Ground Floor, 64 A, Hemanta Basu Sarani, B.B.D. Bag, Kolkata - 700001.** (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.033-22107140, Cell No. 9330875466. (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 : 11-08-2025 **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