



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.1,61,61,673/- (Rupees One Crore Sixty One Lakh Sixty One Thousand Six Hundred and Seventy Three only)** as on **21-04-2025** together with further interest to be charged from **22-04-2025** onwards and other expenses, any other dues to the Bank by the borrowers / guarantors **No.1) M/s. Ved Lumbers, No.A-140, Kutch Arcade, Survey No.234/1 235, Mithi Rohar Kachchh, Gujarat -370201. Also at, M/s. Ved Lumbers, Plot Nos.24 & 25, R.S.No.262, Village Meghpar Borichi, Anjar (Taluk), Katch (District), Gujarat - 370110. No.2) Mr. Nirav Patel, S/o. Ravilal Patel, Flat No.103, Plot No.26, Matruchhaya Apartment, Sector-3, Gandhidham, Kachchh, Gujarat - 370201. No.3) Mrs. Divya Patel, W/o. Nirav Patel, Flat No.103, Plot No.26, Matruchhaya Apartment, Sector-3, Gandhidham, Kachchh, Gujarat -370201. No.4) Mr. Ravilal Patel, S/o. Nanji Patel, Flat No.103, Plot No.26, Matruchhaya Apartment, Sector-3, Gandhidham, Kachchh, Gujarat - 370201. No.5) Mrs. Ramilaben Patel, W/o. Ravilal Patel, Flat No.103, Plot No.26, Matruchhaya Apartment, Sector-3, Gandhidham, Kachchh, Gujarat -370201.**

Immovable Properties Mortgaged to our Bank

Schedule - A : (Property Owned by Mr. Nirav Patel, S/o. Ravilal Patel)

Shop/Office No. A-140, First Floor, Type - A, Kutch Arcade, Revenue Survey Nos.234/1 & 235, Situated at sim of Village Mithi Rohar, Taluka Gandhidham, Sub-Registration District of Gandhidham, Registration District of Kachchh, Gujarat and Bounded as Follows : North : Duct & thereafter Unit No.A-152, South : Lobby and Common Passage, East : Lobby, West : Unit No.A-139.

Reserve Price : Rs.12,00,000/-

(Rupees Twelve Lakh only)

Schedule - B : (Property Owned by Mr. Ravilal Patel, S/o. Nanji Patel)

The Residential Flat Constructed in the Year 2000, having built-up area of 80.39 Sq.Meters or thereabouts known as Flat No.403, On the Fourth Floor, of Building Constructed on the Plot No.26, Sector No.3, In Matruchhaya (Gandhidham) Owners Associates, In Registration Sub-District of Gandhidham, Registration District of Kachchh, in the State of Gujarat and Bounded as Follows : North : Flat No.404, South : Open Space, East : Flat No.402, West : Open Space.

Reserve Price : Rs.15,00,000/-

(Rupees Fifteen Lakh only)

Schedule - C : (Property Owned by Mr. Ravilal Patel, S/o. Nanji Patel)

House Property Bearing Plot No.327, (Area admeasuring 98.00 Sq.Meters) In Non-Agriculture land known as Bhagirath Nagar Bearing Revenue Survey No.185 (Area Admeasuring Acre 20-24 Gunthas), Situated at Sim of Village Meghpar Borichi, Taluka Anjar, Sub-Registration District of Anjar, Registration District of Kachchh, Gujarat and Bounded as Follows : North : Plot No.326, South : Plot No.328, East : Plot No.270, West : 9.14 Meters Internal Road.

Reserve Price : Rs.22,00,000/-

(Rupees Twenty Two Lakh only)

Schedule - E : (Property Owned by Mrs. Ramilaben Patel, W/o. Ravilal Patel)

The Residential Flat Constructed in the Year 2000, Having Built Up Area of 70.60 Sq. Meters or Thereabouts Known as Flat No.104. On the First Floor of Building Constructed on Plot No.26, Sector No.3, In Matruchhaya (Gandhidham) Owners Associates in Registration Sub-District of Gandhidham, Registration District of Kachchh, in the State of Gujarat and Bounded as Follows : North : Open Space, South : Flat No.103, East : Staircase, West : Open Space.

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

(Rupees Twenty Lakh only)

RE-AUCTION DETAILS

Date of Re-Tender-cum-Auction Sale

Venue

22-09-2025

City Union Bank Limited, Gandhidham Branch,
Shreeji Complex, Plot No.91, Ward No.12-B,
Opp.City Police Station, Gandhidham, Kutch - 370201.
Telephone No.02836-237390,
Cell Nos. 9376865737, 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, Gandhidham Branch, Shreeji Complex, Plot No.91, Ward No.12-B, Opp. City Police Station, Gandhidham, Kutch - 370201.** (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.02836-237390, Cell Nos. 9376865737, 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 : 30-08-2025

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