



# 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

### 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.1,58,18,841/- (Rupees One Crore Fifty Eight Lakh Eighteen Thousand Eight Hundred and Forty One only)** as on **27-08-2025** together with further interest to be charged from **28-08-2025** onwards and other expenses, any other dues to the Bank by the borrowers / guarantors No.1) M/s. Tirth Enterprises, Opposite to State Bank of India, Panchayat Road, Atkot, Rajkot - 360040. No.2) Mr. Vasant Dhanvant Maheshbhai, S/o. Vasant Maheshkumar Laxmidas, Gajanand, Main Bazar, Taluka Jasdan, Atkot, Rajkot, Gujarat - 360040. No.3) Mrs. Vasant Chandaniben Dhanvantbhai, W/o. Vasant Dhanvant Maheshbhai, Main Bazar, Taluka Jasdan, Atkot, Rajkot, Gujarat - 360040. No.4) Mr. Maheshbhai Laxmidas Vasant, S/o. Laxmidas Jammadas Vasant, Main Bazar, Taluka Jasdan, Atkot, Rajkot, Gujarat - 360040. No.5) Mrs. Shobhnaben Maheshkumar Vasant, Main Bazar, Taluka Jasdan, Atkot, Rajkot, Gujarat - 360040.

#### Immovable Properties Mortgaged to our Bank

##### Schedule - A : (Property Owned by Mr. Vasant Dhanvant Maheshbhai, S/o. Vasant Maheshkumar Laxmidas)

All that Piece and Parcel of Immovable Property Bearing Office No.1-A, Third Floor, Al-Foulek Residency, Building No.A, Admeasuring Area 40.89 Sq.Mt./ 440.00 Sq.Ft. Undivided Share of Land 8.00 Sq.Mt. made out on the land Revenue Survey No.50 Paiklee and Survey No.55/2 and Survey No.54 Paiklee Plot No.2 Paiklee, Survey No.55 + 55/Paiklee/1 Paiklee Plot Nos.4 & 5 Paiklee, Survey No.55+1+55+1 Paiklee Land Paiklee Plot No.3 & Plot No.3-A Paiklee Sub-Plot No.1 Paiklee Commercial & Residential Paiklee Layout Plant Paiklee, Situated in the Sim of Mouje - Village Dungari, Taluk & District Bharuch. Bharuch, Place at Al-Foulek Residency, Taluk & District Bharuch, Near by Bharuch Dahej By-pass Road, Opp. IOCL Petrol Pump, and Bounded as Under : East : Adj Office No.1-B, West : Adj Hotel, North : Adj Parking & Garden, South : Adj Margin Open Land.

##### Schedule - B : (Property Owned by Mr. Vasant Dhanvant Maheshbhai, S/o. Vasant Maheshkumar Laxmidas)

All that Piece and Parcel of Immovable Property Bearing Office No.1-B, Third Floor, Al-Foulek Residency, Building No.A, Admeasuring Area 40.89 Sq.Mt./ 440.00 Sq.Ft. Undivided Share of Land 8.00 Sq.Mt. made out on the land Revenue Survey No.50 Paiklee and Survey No.55/2 and Survey No.54 Paiklee Plot No.2 Paiklee, Survey No.55 + 55/Paiklee/1 Paiklee Plot Nos.4 & 5 Paiklee, Survey No.55+1+55+1 Paiklee Land Paiklee Plot No.3 & Plot No.3-A Paiklee Sub-Plot No.1 Paiklee Commercial & Residential Paiklee Layout Plant Paiklee, Situated in the Sim of Mouje - Village Dungari, Taluk & District Bharuch. Bharuch, Place at Al-Foulek Residency, Taluk & District Bharuch, Near by Bharuch Dahej By-pass Road, Opp. IOCL Petrol Pump, and Bounded as under : East : Adj Office No.2-A, West : Adj Office No.1-A, North : Adj Parking & Garden, South : Adj Margin Open Land.

#### Reserve Price : Rs.42,00,000/-

(Rupees Forty Two Lakh only) (For Schedule - A & B)

##### Schedule - C : (Property Owned by Mr. Vasant Dhanvant Maheshbhai, S/o. Vasant Maheshkumar Laxmidas)

All that Piece and Parcel of Immovable Property Bearing Office No.2-A, Third Floor, Al-Foulek Residency, Building No.A, Admeasuring Area 40.89 Sq.Mt./ 440.00 Sq.Ft. Undivided Share of Land 8.00 Sq.Mt. made out on the land Revenue Survey No.50 Paiklee and Survey No.55/2 and Survey No.54 Paiklee Plot No.2 Paiklee, Survey No.55 + 55/Paiklee/1 Paiklee Plot Nos.4 & 5 Paiklee, Survey No.55+1+55+1 Paiklee Land Paiklee Plot No.3 & Plot No.3-A Paiklee Sub-Plot No.1 Paiklee Commercial & Residential Paiklee Layout Plant Paiklee, Situated in the Sim of Mouje - Village Dungari, Taluk & District Bharuch. Bharuch, Place at Al-Foulek Residency, Taluk & District Bharuch, Near by Bharuch Dahej By-pass Road, Opp. IOCL Petrol Pump, and Bounded as under : East : Adj Office No.2-B, West : Adj Office No.1-B, North : Adj Parking & Garden, South : Adj Margin Open Land.

##### Schedule - D : (Property Owned by Mr. Vasant Dhanvant Maheshbhai, S/o. Vasant Maheshkumar Laxmidas)

All that Piece and Parcel of Immovable Property Bearing Office No.2-B, Third Floor, Al-Foulek Residency, Building No.A, Admeasuring Area 40.89 Sq.Mt./ 440.00 Sq.Ft. Undivided Share of Land 8.00 Sq.Mt. made out on the land Revenue Survey No.50 Paiklee and Survey No.55/2 and Survey No.54 Paiklee Plot No.2 Paiklee, Survey No.55 + 55/Paiklee/1 Paiklee Plot Nos.4 & 5 Paiklee, Survey No.55+1+55+1 Paiklee Land Paiklee Plot No.3 & Plot No.3-A Paiklee Sub Plot No.1 Paiklee Commercial & Residential Paiklee Layout Plant Paiklee, Situated in the Sim of Mouje - Village Dungari, Taluk & District Bharuch, Place at Al-Foulek Residency,

Taluk & District Bharuch, Near by Bharuch Dahej By-pass Road, Opp. IOCL Petrol Pump, and Bounded as Under : East : Adj Office No.3-A, West : Adj Office No.2-A, North : Adj Parking & Garden, South : Adj Margin Open Land.

#### Reserve Price : Rs.42,00,000/-

(Rupees Forty Two Lakh only) (For Schedule - C & D)

##### Schedule - E : (Property Owned by Mr. Vasant Dhanvant Maheshbhai, S/o. Vasant Maheshkumar Laxmidas)

All that Piece and Parcel of Immovable Property Bearing Office No.3-A, Third Floor, Al-Foulek Residency, Building No.A, Admeasuring Area 40.89 Sq.Mt./ 440.00 Sq.Ft. Undivided Share of Land 8.00 Sq.Mt. made out on the land Revenue Survey No.50 Paiklee and Survey No.55/2 and Survey No.54 Paiklee Plot No.2 Paiklee, Survey No.55 + 55/Paiklee/1 Paiklee Plot Nos.4 & 5 Paiklee, Survey No.55+1+55+1 Paiklee Land Paiklee Plot No.3 & Plot No.3-A Paiklee Sub-Plot No.1 Paiklee Commercial & Residential Paiklee Layout Plant Paiklee, Situated in the Sim of Mouje - Village Dungari, Taluk & District Bharuch, Place at Al-Foulek Residency, Taluk & District Bharuch, Near by Bharuch Dahej By-pass Road, Opp. IOCL Petrol Pump, and Bounded as Under : East : Adj Office No.3-B, West : Adj Office No.2-B, North : Adj Parking & Garden, South : Adj Margin Open Land.

##### Schedule - F : (Property Owned by Mr. Vasant Dhanvant Maheshbhai, S/o. Vasant Maheshkumar Laxmidas)

All that Piece and Parcel of Immovable Property Bearing Office No.3-B, Third Floor, Al-Foulek Residency, Building No.A, Admeasuring Area 40.89 Sq.Mt./ 440.00 Sq.Ft. Undivided Share of Land 8.00 Sq.Mt. made out on the land Revenue Survey No.50 Paiklee and Survey No.55/2 and Survey No.54 Paiklee Plot No.2 Paiklee, Survey No.55 + 55/Paiklee/1 Paiklee Plot Nos.4 & 5 Paiklee, Survey No.55+1+55+1 Paiklee Land Paiklee Plot No.3 & Plot No.3-A Paiklee Sub-Plot No.1 Paiklee Commercial & Residential Paiklee Layout Plant Paiklee, Situated in the Sim of Mouje - Village Dungari, Taluk & District Bharuch, Place at Al-Foulek Residency, Taluk & District Bharuch, Near by Bharuch Dahej By-pass Road, Opp. IOCL Petrol Pump, and Bounded as Under : East : Adj Office No.4-A, West : Adj Office No.3-A, North : Adj Parking & Garden, South : Adj Margin Open Land.

#### Reserve Price : Rs.42,00,000/-

(Rupees Forty Two Lakh only) (For Schedule - E & F)

#### RE-AUCTION DETAILS

| Date of Re-Tender-cum-Auction Sale | Venue                                                                                                                                                                            |
|------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 24-09-2025                         | City Union Bank Limited, Ankleshwar Branch, Shop No.G 7&8, Shree Narmada Arcade, Old N.H.08, Ankleshwar, Bharuch - 393002. Ph. No.02646-250211, Cell Nos.9327116248, 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, Ankleshwar Branch, Shop No.G 7&8, Shree Narmada Arcade, Old N.H.08, Ankleshwar, Bharuch - 393002.** (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.02646-250211, Cell Nos. 9327116248, 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

Size : 16 x 19 cm.