

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.42,74,091/- (Rupees Forty Two Lakh Seventy Four Thousand and Ninety One Only)** as on **01-09-2025** together with further interest to be charged from **02-09-2025** onwards and other expenses, any other dues to the Bank by the borrowers / guarantors **No.1) M/s. Mayank Raj Marble IND, No.H-1-172, IVth IND Area, Kishangarh, Ajmer District, Rajasthan - 305801. No.2) Mrs. Annpurna Rathi, W/o. Shri Sharad Rathi, Plot No.1, Luhadia Colony, Madanganj, Kishangarh, Ajmer District, Rajasthan - 305801. No.3) Mr. Shri Sharad Rathi, S/o. Shri Vijay Rathi, Plot No.1, Luhadia Colony, Madanganj, Kishangarh, Ajmer District, Rajasthan - 305801. No.4) M/s. Jai Shree Salasar Balaji Enterprises, Plot No.1, Luhadia Colony, Madanganj, Kishangarh, Ajmer District, Rajasthan - 305801. No.5) Mr. Shri Keshav Raj Rathi, S/o. Shri Sharad Rathi, Plot No.1, Luhadia Colony, Madanganj, Kishangarh, Ajmer District, Rajasthan - 305801. No.6) Mrs. Aishwarya Garg, W/o. Shri Keshav Raj Rathi, Plot No.1, Luhadia Colony, Madanganj, Kishangarh, Ajmer District, Rajasthan - 305801.**

Note : (1) That our **601-Kishangarh Branch** has also extended Financial Assistance (SECURED OD WITHOUT DP : 512120020055127) dated **21-10-2020** requested by No.4 of you represented by No. 5 of you as Proprietor for which Nos.2, 3 & 5 of you stood as Co-obligants and No.2 of you stood as Guarantor for the facility for a Total amount of **Rs. 15,00,000/-** at a ROI of **10.25%** and the balance outstanding as on **01-09-2025** is **Rs.14,96,256/-** plus further interest and penal interest of **2.00%** with monthly rests to be charged from **02-09-2025** till the date of realization.

(2) That our **601-Kishangarh Branch** has also extended Financial Assistance (ECLGS 1.0 Extension : 501812080086385) dated **25-02-2022** requested by No.4 of you represented by No. 5 of you as Proprietor for which Nos.5 & 6 of you stood as Co-obligants and No. 2 of you stood as Guarantor for the facility for a Total amount of **Rs. 4,45,000/-** at a ROI of **8.50%** and the outstanding balance as on **01-09-2025** is **Rs.3,16,022/-** plus further interest and penal interest of **2.00%** with monthly rests to be charged from **02-09-2025** till the date of realization.

Immovable Property Mortgaged to our Bank

(Property Owned by Mrs. Annpurna Rathi, W/o. Shri Sharad Rathi)

Immovable Property Industrial Property bearing Plot No.H-1-172, Fourth Phase, RIICO Industrial Area, Measuring 500.00 Sq. Meter, Tehsil - Kishangarh, District Ajmer, Rajasthan-305801 and bounded as under : East : RIICO Road 24 Meter Wide, West : Plot No.H-1-179, North : Plot No.H-1-171, South : RIICO Road 18 Meter Wide.

Reserve Price : Rs.40,00,000/-

(Rupees Forty Lakh only)

AUCTION DETAILS

Date of Tender-cum-Auction Sale	Venue
16-10-2025	City Union Bank Limited, Kishangarh Branch, Ground Floor, Plot In Block GA, Aditya Mills Officers Colony, Mandanganj, Kishangarh, Ajmer - 305801. Cell No.7397483528.

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, Kishangarh Branch, Ground Floor, Plot In Block GA, Aditya Mills Officers Colony, Mandanganj, Kishangarh, Ajmer - 305801.** (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 No.7397483528.** (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 : 06-09-2025

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