



CUB
TRUST AND EXCELLENCE
SINCE 1904

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**

Size : 8 x 25 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.97,01,776/- (Rupees Ninety Seven Lakh One Thousand Seven Hundred and Seventy Six only)** as on **20-11-2023** together with further interest to be charged from **21-11-2023** onwards, other expenses and any other dues to the bank by the bank by the Borrowers / Guarantors **No.1) M/s. C Roshini International Pvt. Ltd., No. 569 - 570, Adarsh Market - 2, Ring Road, Surat - 395002. Also at, M/s. C Roshini International Pvt. Ltd., No.01, Nandavan Row, Parvat, Parvat Village, Choryasi Taluk, Surat - 395010. No.2) Mr. Kaluram Dhaglaram Choudhary, S/o. Dhaglaram Choudhary, No.3, Green Park Society, Karanj, Trikam Nagar Road, Surat - 395010. Also at, Mr. Kaluram Dhaglaram Choudhary, S/o. Dhaglaram Choudhary No-102, Royal Residency, B/H.CNG Pump, Canal Road, Magob, Dumbhal, Surat - 395002. No.3) Mrs. Santosh, W/o. Kaluram Dhaglaram Choudhary, No-102, Royal Residency, B/H.CNG Pump, Canal Road, Magob, Dumbhal, Surat - 395002. Also at, Mrs. Santosh, W/o. Kaluram Dhaglaram Choudhary, No.3, Green Park Society, Karanj Trikam Nagar Road, Surat - 395010. No.4) Mrs. Bhanwaridevi Voraramji Choudhary, W/o. Voraramji Choudhary & Guardian of Bhavesh Voraramji Choudhary, B - 37, Street No. 4, Trikam Nagar, - 1, Near Bhagat Singh Garden, L H Road, Surat City, Surat - 395006. No.5) Mr. Praveen Voraramji Choudhary, S/o. Voraramji Choudhary, B - 37, Street No. 4, Trikam Nagar, - 1, Near Bhagat Singh Garden, L H Road, Surat City, Surat - 395006. No.6) Ms. Rinkudevi Voraramji Choudhary, D/o.Voraramji Choudhary, B-37, Street No.4, Trikam Nagar - 1, Near Bhagat Singh Garden, L H Road, Surat City, Surat - 395006.**

Immovable Properties Mortgaged to our Bank

Schedule - A : (Property Owned by Mr. Kaluram Dhaglaram Choudhary, S/o. Dhaglaram Choudhary)

All that piece and parcel of Immovable Flat No. 102, of C - Building, First Floor of "Royal Residency" Constructed on land bearing Revenue Survey No. 43/3 its Block No. 87, T P Scheme No.53. (Magob Dumbhal), Final Plot No. 29, Non-Agricultural Land. Situated at Moje Village Magob, Sub - District Surat City (Choryasi), District Surat and Bounded as under: North : Side Margin, South : Stair, Passage, Lift and open space towards Flat No. C/101, East : Rear Margin, West : Margin towards "B" Building.

**Reserve Price : Rs.75,00,000/-
(Rupees Seventy Five Lakh only)**

Schedule - B : (Property Owned by Mrs. Bhanwaridevi Voraramji Choudhary, W/o. Voraramji Choudhary & Guardian of Bhavesh Voraramji Choudhary, Mr. Praveen Voraramji Choudhary, S/o. Voraramji Choudhary & Ms. Rinkudevi Voraramji Choudhary, D/o. Voraramji Choudhary)

All that piece and parcel of the Immovable Property bearing Shop No. 107, Admeasuring 352 Sq. Feet, and Carpet Area 27.26 Sq. mtrs., on Ground Floor, of "Gomu Market" Constructed on City Survey Ward : Umarwada, City Survey Nondh No. 2011/A/2, T. P. Scheme, No.8, Final Plot No. 37, Sub-Plot No.9 situated at Moje : Umarwada, Surat City Sub - District, District : Surat, along with undivided Proportionate share in land with all right. Boundaries : North : Adj. Shop No. 108, South : Adj. Shop No.106, East : Internal Road, West - Passage.

**Reserve Price : Rs.40,00,000/-
(Rupees Forty Lakh only)**

RE-AUCTION DETAILS

<u>Date of Re-Tender-cum-Auction Sale</u>	<u>Venue</u>
21-12-2023	City Union Bank Limited, Surat-Ring Road Branch, G-3, Twin Tower, Shara Darwaja, Ring Road, Surat, Gujarat - 395003. Cell No.9327104700.

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, Surat-Ring Road Branch, G-3, Twin Tower, Shara Darwaja, Ring Road, Surat, Gujarat - 395003.** (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.9327104700.** (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 : 23-11-2023

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