



# CITY UNION BANK LIMITED

Credit Recovery and Management Department  
Administrative Office : No. 24-B, Gandhi Nagar, Kumbakonam - 612 001.  
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## RE-TENDER-CUM-AUCTION SALE NOTICE UNDER SARFAESI ACT 2002

The following properties 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 the undermentioned security debts due to the Bank, together with further interest and other expenses, any other dues to the Bank by the borrowers / guarantors mentioned herein below:

### PART - 1

**Name of the Borrowers:** No.1) M/s. V J Pethani and Co., at Shop No.5, Sadhana Samdhan Society, Dombivili West, Thane - 421202. No.2) Mr. Viral Jagdish Pethani, S/o. Jagdish M. Pethani, at 206, Arun Joshi Building, Adrushya Krupa, Ganesh Nagar Vir Jijamata Path, Dombivili West - 421202. No.3) Mrs. Bhavna Jagdish Pethani, W/o. Jagdish Pethani, at 206, Arun Joshi Building, Adrushya Krupa, Ganesh Nagar Vir Jijamata Path, Dombivili West - 421202.

**Outstanding Liability Amount :** Rs.38,68,811/- (Rupees Thirty Eight Lakh Sixty Eight Thousand Eight Hundred and Eleven only) as on 02-03-2025 plus accrued interest to be charged from 03-03-2025 plus other expenses, any other dues to the Bank by the borrowers / guarantors.

**Note :** That our 270-Mumbai-Kalyan Branch has also extended financial assistance (CUB OSL SPECIAL-BR:501812080062492) dated 30-03-2020 requested by No 5, of you for which No.6 of you stood as Co-obligants for the facility for a total amount of Rs. 10,50,000/- at a ROI of 13%. The same has been also classified as NPA on 30-12-2020 and the outstanding balance as on 02-03-2025 is Rs. 2,40,042/- plus further interest and penal interest of 2.00% with monthly rests to be charged from 03-03-2025 till the date of realization.

Description of the Immovable Properties Mortgaged to our Bank	Reserve Price	Date & Time of Auction
<b>Property Owned by Mr. Viral Jagdish Pethani, S/o. Jagdish M. Pethani &amp; Mrs. Bhavna Jagdish Pethani, W/o. Jagdish Pethani</b> Having Flat No.503, Fifth Floor, C Wing in the building known as Arjun Heights land bearing Survey No.118, Hissa Number 1A, area admeasuring 1,240 Sq.Mtrs. in the Revenue Village Katai, Taluka Kalyan, District Thane, within the Registration Sub-District Kalyan and within the limits of Kalyan, Dombivili Municipal Corporation.	₹ 15,00,000/- (Rupees Fifteen Lakh only)	27-03-2025 at 01.00 p.m.

### PART - 2

**Name of the Borrowers:** No.1) Mr. A. Saurabh Anna Chaudhari, S/o. Mr. K. Anna Chaudhari, No.B/104, 1st Floor, Datta Krupa Tower, Ganesh Nagar, Shivaji Path, Dombivili West - 421202. No.2) Mr. A. Vikram Anna Chaudhari, S/o. Mr. K. Anna Chaudhari, No.B/104, 1st Floor, Datta Krupa Tower, Ganesh Nagar, Shivaji Path, Dombivili West - 421202. No.3) Mr. K. Anna Kurma Chaudhari, S/o. Mr. Kurma Chaudhari, No.B/104, 1st Floor, Datta Krupa Tower, Ganesh Nagar, Shivaji Path, Dombivili West - 421202. No.4) Mrs. A.Surekha Anna Chaudhari, W/o. Mr. K. Anna Chaudhari, No.B/104, 1st Floor, Datta Krupa Tower, Ganesh Nagar, Shivaji Path, Dombivili West - 421202.

**Outstanding Liability Amount :** Rs.50,75,613/- (Rupees Fifty Lakh Seventy Five Thousand Six Hundred and Thirteen only) as on 02-03-2025 plus accrued interest to be charged from 03-03-2025 plus other expenses, any other dues to the Bank by the borrowers / guarantors.

Description of the Immovable Properties Mortgaged to our Bank	Reserve Price	Date & Time of Auction
<b>Schedule - A : (Property Owned by Mr. A. Saurabh Anna Chaudhari &amp; A.Vikram Anna Chaudhari, Sons of Mr. K. Anna Chaudhari)</b> All that piece and parcel of Flat No.401, Fourth Floor admeasuring 350 Sq.ft., and Flat No.402 Fourth Floor admeasuring 364 Sq.ft. in the Building Known as "Sai Shilp" Lying and being at Survey No.344, Hissa No.7 and Survey No.79, in the Revenue Village Navagaon, Taluka Kalyan, District Thane within the Registration Sub-District Kalyan, District Thane and Within the limits of Kalyan-Dombivili Municipal Corporation, Owned by Mr. Saurabh Anna Chaudhari and Mr. Vikram Anna Chaudhari. <u>Boundaries:-</u> East - Building, West - Building, North - Building, South - Road.	₹ 45,00,000/- (Rupees Forty Five Lakh only)	27-03-2025 at 02.00 p.m.

### PART - 3

**Name of the Borrowers:** No.1) M/s. Vishwanath Enterprises, RHB 9 Chandresh Villa, Lodha Heaven, Dombivili East, Thane - 421204. No.2) Mr. Vishal Vishwanath Mhatre, S/o. Vishwanath Mhatre, at Chandresh Villa, Row House, No.B/9, Kalyan Shil Road, Lodha Heaven, at PO Nilje, Tal - Kalyan, Dombivili East - 421204. No.3) Mr. Vishwanath Dinkar Mhatre, F/o. Vishal Vishwanath Mhatre at Chandresh Villa, Row House, No.B/9, Kalyan Shil Road, Lodha Heaven, at PO Nilje, Tal - Kalyan, Dombivili East - 421204. No.4) Mr. Vivek Vishwanath Mhatre, S/o. Vishwanath Mhatre, at Chandresh Villa, Row House, No.B/9, Kalyan shil road, Lodha Heaven, at PO Nilje, Tal - Kalyan, Dombivili East - 421204.

**Outstanding Liability Amount :** Rs.36,90,726/- (Rupees Thirty Six Lakh Ninety Thousand Seven Hundred and Twenty Six only) as on 02-03-2025 plus accrued interest to be charged from 03-03-2025 plus other expenses, any other dues to the Bank by the borrowers / guarantors.

Description of the Immovable Properties Mortgaged to our Bank	Reserve Price	Date & Time of Auction
<b>(Property Owned by Mr. Vishwanath Dinkar Mhatre, F/o. Vishal Vishwanath Mhatre)</b> All that piece and parcel of House No.9, on the Ground Floor, admeasuring 725 sq.ft. Build-up Area, in the building known as Chandresh Villa A, B and E, CHS Ltd, Lodha Heaven, Nilje, Dombivili (East) - 421204, Taluka Kalyan, District Thane, Lying being at Survey No.158, Hissa, No.1/1, 1/2, 1/3, 1/4, 2, 7 & 9 Survey No.159, Hissa No.2, 3, 10, 11, 12, 13, & 14, Survey No.162, Hissa No.1, 2 & 3, Survey No.195, Hissa No.1, 2/1, 2/2, 2/3, 3, 4, 5, Survey No.196, Hissa No.1/1, 1/2, 1/3, 1/4, 2, 3, 4 Part 5A, 6 Part, 7, Survey No.198, Hissa No.6, 7, 9, 11, Survey No.208, Hissa No.1, 2, 2, 4, Survey No.238, Hissa No.1, Situated at Mouje- Nilje, Taluka Kalyan, District Thane, within the Registration Sub-District Kalyan and District Thane and within the limits of Nilje, Grampanchayat and now in Kalyan, Dombivili Municipal Corporation. <u>Boundaries :</u> East : Row House B-8, West : 20' Wide Road, North : Internal Road/Row House A-18, South : Row House B-18.	₹ 33,00,000/- (Rupees Thirty Three Lakh only)	27-03-2025 at 03.00 p.m.

**Venue of Re-Tender-cum-Auction:** City Union Bank Limited, Mumbai-Dombivili Branch, Shop Nos.1, 2, 3 & 4, Shree Sneha Apartment, Plot No.11, Arunodaya CHSL, Mahatma Phule Road, Near Swami Vivekanand School, Dombivili West, Thane - 421202. Telephone No.0251-2405681, Cell No.9325007428

### 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, Mumbai-Dombivili Branch, Shop Nos.1, 2, 3 & 4, Shree Sneha Apartment, Plot No.11, Arunodaya CHSL, Mahatma Phule Road, Near Swami Vivekanand School, Dombivili West, Thane - 421202. (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 for PART - 1 and on or before 01.00 p.m. for PART - 2 and on or before 02.00 p.m. for PART - 3. (4) For inspection of the property and other particulars, the intending purchaser may contact : Telephone No.0251-2405681, Cell No.9325007428 (5) The properties 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. for PART - 1 and 02.00 p.m. for PART - 2 & 03.00 p.m. for PART - 3 properties 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 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 : 04-03-2025

Authorised Officer  
City Union Bank Ltd.

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

D:\2025\CUB\Mar\_25\CUBMar\_25\CUB-TenV.J.Pethani, Saurabh Anna, Vishwanath Enterprises\_(Re\_Ten)\_(Thane\_Mumbai\_Kalyan)\_(Eng)\_04-03-2025 Size : 12 x 28 cm (KK)