



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 : 12 x 28 cm.

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. MAS Textiles, No.380, 4, Roshan Baugh, Dargah Road, Near AL Hamd High School, Bhiwandi, District Thane - 421302. No.2) Mr. Sirajuddin Sahab Ali Momin, S/o. Sahab Ali Rajjab Ali Momin, No.380/4, Roshan Baugh, Dargah Road, Near AL Hamd High School, Bhiwandi, District Thane - 421302. No.3) Mrs. Saddrunnisa Sirajuddin Momin, W/o. Sirajuddin Momin, S/o. Sahab Ali Rajjab Ali Momin, No.380/4, Roshan Baugh, Dargah Road, Near AL Hamd High School, Bhiwandi, District Thane - 421302. No.4) Mr. Mohd Alam Sirajuddin Momin, S/o. Sirajuddin Sahab Ali Momin, 380/4, Roshan Bagh, Durgah Road, Near Al Hamd High School, Bhiwandi, District Thane - 421302.

Outstanding Liability Amount : Rs.82,79,360/- (Rupees Eighty Two Lakh Seventy Nine Thousand Three Hundred and Sixty only) as on 11-02-2025 plus accrued interest to be charged from 12-02-2025 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
Schedule - A : (Property Owned by Mr. Sirajuddin Sahab Ali Momin, S/o. Sahab Ali Rajjab Ali Momin) All that piece or parcel of Shed bearing House No.272/A, admeasuring 1,750 sq.ft. Ashok Baug, Nalapur, Markaz Road, Karivali, Taluka Bhiwandi, Land bearing Survey No.1177/2 Paiki, Plot No. 5, Ashok Baugh, Bhiwandi within the Registration Sub-district Bhiwandi and District Thane and within the limits of Bhiwandi Nijampur City Municipal Corporation. Boundaries : East - Road, West - Building, North - Building, South - Building.	₹ 40,00,000/- (Rupees Forty Lakh only)	03-04-2025 at 01.00 p.m.
Schedule - B : (Property Owned by Mr. Sirajuddin Sahab Ali Momin, S/o. Sahab Ali Rajjab Ali Momin) All that piece or parcel of Land Admeasuring 192 sq.mtrs., lying and being at Survey No.9, Hissa No.2, Karivali, Taluka Bhiwandi, District Thane within the Registration Sub-district Bhiwandi and District Thane and within that the limits of Grampanchayat Karivali and bounded as follows : On or towards East : Survey No.9/1, On or towards West : Property of Avval Seth, On or towards South : Property of Survey No.9/2, On or towards North : Property of Survey No.9/2.	₹ 43,00,000/- (Rupees Forty Three Lakh only)	03-04-2025 at 01.00 p.m.

PART - 2

Name of the Borrowers: No.1) Mr. Ramesh Kankaiah Bandi, S/o. Kankaiah Bandi, H.No.1007, Room No.7, 2nd Floor, Vasam Niwas, Near Bhaji Market, Padma Nagar, Bhiwandi Thane - 421302. No.2) Mrs. Annapura Ramesh Bandi, W/o. Ramesh Kankaiah Bandi, H.No.1007, Room No.7, 2nd Floor, Vasam Niwas, Near Bhaji Market, Padma Nagar, Bhiwandi Thane - 421302.

Outstanding Liability Amount : Rs.30,49,952/- (Rupees Thirty Lakh Forty Nine Thousand Nine Hundred and Fifty Two only) as on 12-02-2025 plus accrued interest to be charged from 13-02-2025 plus other expenses, any other dues to the Bank by the borrowers / guarantors.

Description of the Immovable Property Mortgaged to our Bank	Reserve Price	Date & Time of Auction
(Property Owned by Ramesh Kankaiah Bandi, S/o. Kankaiah Bandi) All that RCC Powerloom Shed bearing No.41/A, New Kaneri, admeasuring about 2,218.00 sq.ft. equivalent to 206.13 sq. mtrs., on Ground Floor, Constructed on land bearing Survey No.36, Hissa No.1 Paiki, situated, lying and being at Mouje-Kamatghar, Taluka-Bhiwandi, District-Thane, within the limits of Bhiwandi Nizampur City Municipal Corporation, Bhiwandi Sub-Registration District and Taluka, Bhiwandi Registration District and District Thane, State Maharashtra. Boundaries of the Property : East - Building, West - Building, North - Building, South - Internal Road.	₹ 32,00,000/- (Rupees Thirty Two Lakh only)	03-04-2025 at 02.00 p.m.

PART - 3

Name of the Borrowers: No.1) Mr. Siddhesh Mohan Chavan, S/o. Mohan Y Chavan, No.6, Draupadi Niwas, Opp. Kewal Apt., Old Dombivili (West), Dombivili, Vishnunagar, Thane, Maharashtra - 421202. Also at, Mr. Siddhesh Mohan Chavan, S/o. Mohan Y Chavan, Flat No.001, Ground Floor, Gaondevi Darshan, Near Gaondevi Mandir, Gaondevi Road, Sonarpada, Dombivili (West), Thane District - 421202. No.2) Mrs. Poonam Siddhesh Chavan, W/o. Siddhesh Mohan Chavan, No.6, Draupadi Niwas, Opp. Kewal Apt., Old Dombivili (West), Dombivili, Vishnunagar, Thane, Maharashtra - 421202. Also at, Mrs. Poonam Siddhesh Chavan, W/o. Siddhesh Mohan Chavan, Flat No.001, Ground Floor, Gaondevi Darshan, Near Gaondevi Mandir, Gaondevi Road, Sonarpada, Dombivili (West), Thane District - 421202.

Outstanding Liability Amount : Rs.17,18,607/- (Rupees Seventeen Lakh Eighteen Thousand Six Hundred and Seven only) as on 09-03-2025 plus accrued interest to be charged from 10-03-2025 plus other expenses, any other dues to the Bank by the borrowers / guarantors.

Description of the Immovable Property Mortgaged to our Bank	Reserve Price	Date & Time of Auction
(Property Owned by Mr. Siddhesh Mohan Chavan, S/o. Mohan Y Chavan & Mrs. Poonam Siddhesh Chavan, W/o. Siddhesh Mohan Chavan) Flat No.001, on the Ground Floor, Admeasuring 450 Sq.ft., built-up in the Building known as "Gaondevi Darshan", Near Gaondevi Mandir, Gaondevi Road, MIDC, Phase-2, Sonarpada, Dombivili (East), Lying and bearing Survey No.40, Hissa No.22 and (Old) Survey No.131, Hissa No.22, Area admeasuring 150 Sq.mtrs., in the Revenue Village, Sonarpada, Taluka Kalyan, District Thane, within the Registration Sub-District Kalyan and District Thane and within the limits of Grampanchayat Sonarpada. Boundaries : East - Public Road on or Towards, West - Survey No.40, Hissa No.21 on or Towards, North - Property of Mr. Santosh Jadhav on or Towards, South - Property of Shantaram Jadhav.	₹ 15,00,000/- (Rupees Fifteen Lakh only)	03-04-2025 at 03.00 p.m.

Venue of Re-Tender-cum-Auction : City Union Bank Limited, Thane Branch, Shop No.2, Ground Floor, Tropical Elite Building, Opposite Naupada Police Station, Naupada, Thane West, Maharashtra - 400602. Telephone No.022-25384747, Cell No.9325871410.

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, City Union Bank Limited, Thane Branch, Shop No.2, Ground Floor, Tropical Elite Building, Opposite Naupada Police Station, Naupada, Thane West, Maharashtra - 400602. (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, on or before 01.00 p.m. for PART-2 & 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.022-25384747, Cell No.9325871410. (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. for PART-1, 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 : 11-03-2025

**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