

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. Heer Enterprises, At P-10, APMC Market-II, Phase-II Vashi, Navi Mumbai, Thane - 400703. No.2) Mr. Nimesh Dayalji Bhanushali, S/o. Mr. Dayalji Bhanushali, At Flat No.1/6, 1st Floor, Rajdhani Co-Operative Housing Society, Shivaji Nagar, Wagale Estate, Thane - 400604. No.3) Mrs. Bhavini Nimesh Bhanushali, W/o. Mr. Nimesh Dayalji Bhanushali, At Flat No.1/6, 1st Floor, Rajdhani Co-operative Housing Society, Shivaji Nagar, Wagale Estate, Thane - 400604. No.4) Mr. Dayalji Kalyanji Bhanushali, At Flat No.1/6, 1st Floor, Rajdhani Co-operative Housing Society, Shivaji Nagar, Wagale Estate, Thane - 400604. No.5) Ms. Vasanthabala Dayalji Bhanushali, At Flat No.1/6, 1st Floor Rajdhani Co-operative Housing Society, Shivaji Nagar, Wagale Estate, Thane - 400604. No.6) Mr. Dayalji Hariram Gupta, At Flat No.1/6, 1st Floor, Rajdhani Co-operative Housing Society, Shivaji Nagar, Wagale Estate, Thane - 400604.

Outstanding Liability Amount : Rs.1,18,92,293/- (Rupees One Crore Eighteen Lakh Ninety Two Thousand Two Hundred and Ninety Three only) as on 22-04-2025 together with further interest to be charged from 23-04-2025 onwards, other expenses and 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. Dayalji Kalyanji Bhanushali and Ms. Vasanthabala Dayalji Bhanushali) All that piece and parcel of Residential Property - Flat No.6, 1st Floor Rajdhani Co-Operative Housing Society Ltd., Shivaji Nagar, Wagale Estate, Thane - 400604 admeasuring 535 Sq.ft., (Build-up Area). <u>Boundaries of the Property:-</u> East - Shiv Smruti CHSL, West - Vishal CHSL, North - Street, South - Open Ground.	₹ 75,00,000/- (Rupees Seventy Five Lakh only)	19-05-2025 at 01.00 p.m.

PART - 2

Name of the Borrowers: No.1) Mr. Rahul Ajit Shah, S/o. Mr. Ajit Ramachandra Shah, I-1/202, Royal Medows, Nr, Arihant Ahram, Matheran Road, Koproli, Panvel - 410 206, No.2) Mrs. Arati Ajit Shah, W/o. Mr. Ajit Ramachandra Shah, I-1/202, Royal Medows, Nr, Arihant Ahram, Matheran Road, Koproli, Panvel - 410 206.

Outstanding Liability Amount : Rs.71,38,980/- (Rupees Seventy One Lakh Thirty Eight Thousand Nine Hundred and Eighty only) as on 14-04-2025 together with further interest to be charged from 15-04-2025 onwards, other expenses and 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. Rahul Ajit Shah & Mrs. Arti Ajit Shah) All that part and parcel of : Flat No.301 on the 3rd Floor, admeasuring 388 Sq.ft., Carpet Area along with 50 + 171 Sq.ft., super builtup 870 Sq.ft. area, in L wing building known as "GAVDEVI GARDEN", Wavanje, Panvel, Lying and being in Survey No.57, Hissa No.2C, adm.O.H.09, Area 4 Points, Totally Admeasuring O.H.83 Ares 2 Points = 8,320 Sq.metres, situated at Revenue Village Wavanje, Talathi Saja Wavanje within the limits of Gramapanchayat Wavanje, Taluk and Regn. Sub-District, Panvel Dist. and Registration Dist. Raigad, <u>bounded as follows</u> : East : M Wing, West : A Wing, South : K Wing, North : Internal Road.	₹ 18,00,000/- (Rupees Eighteen Lakh only)	19-05-2025 at 02.00 p.m.

Venue of Re-Tender-cum-Auction : City Union Bank Limited, Mumbai-Vashi Branch, Shop Nos.14, 26 & 15, 25, Shivaji Market, Plot No.8 & 9, Sector - 19D, Vashi, Navi Mumbai, Thane-400705. Ph. Nos.022-27832242 / 27830241, Cell No.9323894222.

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-Vashi Branch, Shop Nos.14, 26 & 15, 25, Shivaji Market, Plot No.8 & 9, Sector - 19D, Vashi, Navi Mumbai, Thane-400705.** (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** (4) For inspection of the property and other particulars, the intending purchaser may contact : **Telephone Nos.022-27832242 / 27830241, Cell No.9323894222.** (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**, 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 : 30-04-2025

**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