

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.26,78,022/- (Rupees Twenty Six Lakh Seventy Eight Thousand and Twenty Two only)** as on **23-04-2025** together with further interest to be charged from **24-04-2025** onwards and other expenses, any other dues to the Bank by the borrowers / guarantors **No.1) Mr. Suresh Nhanu Dalvi (Also legal heir of Late Sushma Suresh Dalvi), S/o. Nhanu Gopal Dalvi, at D-3, Room No.6, Sai Darshan Society, Gholadevi Nagar, Parshik Kharegaon, Kalwa, District Thane - 400605. Also at, Mr. Suresh Nhanu Dalvi (Also legal heir of Late Sushma Suresh Dalvi), S/o. Nhanu Gopal Dalvi, Flat No.301, 3rd Floor, Govardhan Tower, Near Gaon Devi Mandir, Madhala Pada, Nandivali, Dombivili (East), Taluka Kalyan, District Thane - 421201. No.2) Mr. Abhishek Suresh Dalvi (Also legal heir of Late Sushma Suresh Dalvi), S/o. Suresh Nhanu Dalvi, at D-3, Room No.6, Sai Darshan Society, Gholadevi Nagar, Parshik Kharegaon, Kalwa, District Thane -400605. Also at, Mr. Abhishek Suresh Dalvi (Also legal heir of Late Sushma Suresh Dalvi), S/o. Suresh Nhanu Dalvi, Flat No.301, 3rd Floor, Govardhan Tower, Near Gaon Devi Mandir, Madhala Pada, Nandivali, Dombivili (East), Taluka Kalyan, District Thane - 421201.**

Immovable Property Mortgaged to our Bank

(Property Owned by Mr. Suresh Nhanu Dalvi & Late Sushma Suresh Dalvi (Now Represented by Suresh Nhanu Dalvi & Abhishek Suresh Dalvi as her Legal heirs))

All that piece and parcel of Flat No.301 on the 3rd Floor admeasuring 650 Sq.ft. (60.40 metres) Built-up area in the Building known as Gowardhan Tower, Near Gaon Devi Mandir, Madhala Pada, Nandivali, Dombivili (East), Taluka Kalyan, District Thane, Lying and being at Survey No.84, Hissa No.24, area admeasuring about 60.40 Sq. metres, situated at Mouje, Nandivali, Dombivili East, District Thane, within the Registration District Thane and Sub-Reg. District Kalyan owned by Mr. Suresh Nhanu Dalvi and Mrs. Sushma Suresh Dalvi. In Witness Whereof the mortgagor have hereunto set and subscribed his hands on the Day, Month and Year First herein above mentioned. Boundaries of the Property : East - Road, West - Building, North - Building, South - Building.

Reserve Price : Rs.39,00,000/-

(Rupees Thirty Nine Lakh only)

AUCTION DETAILS

Date of Tender-cum-Auction Sale	Venue
19-06-2025	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 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** on the date of Tender-cum-Auction Sale hereby notified. (4) For inspection of the property and other particulars, the intending purchaser may contact **Telephone No.0251-2405681, Cell No.9325007428.** (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 : 13-05-2025

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