



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,
Phone: 0435-2432322, Fax: 0435-2431746

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.1,22,69,926/- (Rupees One Crore Twenty Two Lakh Sixty Nine Thousand Nine Hundred and Twenty Six only)** as on **03-04-2025** together with further interest to be charged from **04-04-2025** onwards and other expenses, any other dues to the Bank by the borrowers / guarantors **No.1) M/s. Sun International Tours & Travels, 7 & 8 Bilwa Kunj, M.G. Road, Dombivili West - 421202. No.2) Mr. Nithyanand Sankaran Nadar, S/o. Mr. Sankaran Nadar, R.No.42, Gitabli Chawl, Mohile Village, Sakinaka, Mumbai - 400072. Also at: Mr. Nithyanand Sankaran Nadar, S/o. Mr. Sankaran Nadar, at 25/35, Ganesh Krupa Co-Operative Housing Society, P.D. Road, Dombivili West - 421202. Also at: Mr. Nithyanand Sankaran Nadar, S/o. Mr. Sankaran Nadar, at Shop No.01/04, Ground Floor, Hari Ashish Co-Operative Housing Society Ltd., Dombivili (East), Thane - 421202. No.3) Mrs. Jayalakshmi Nithyanand Nadar, W/o. Mr. Nithyanand Nadar, at R.No.42, Gitabli Chawl, Mohile Village, Sakinaka, Mumbai - 400072. Also at, Mrs. Jayalakshmi Nithyanand Nadar, W/o. Mr. Nithyanand Nadar, at 25/35, Ganesh Krupa Co-Operative Housing Society, P.D. Road, Dombivili West - 421202. Also at, Mrs. Jayalakshmi Nithyanand Nadar, W/o. Mr. Nithyanand Nadar, at Shop No.01/04, Ground Floor, Hari Ashish Co-Operative Housing Society Ltd., Dombivili (East), Thane - 421201.**

Note : That our **223 - Mumbai - Dombivili Branch** has also extended Financial Assistance (SECURED OD WITHOUT DP: 142120000067446) dated **25-03-2008** requested by No.2 of you for which No.3 of you stood as Co-Obligants for the facility for a Total Amount of **Rs.30,00,000/-** at a ROI of 14.50% and the outstanding balance as on **03-04-2025** is **Rs.31,78,333/- (Rupees Thirty One Lakh Seventy Eight Thousand Three Hundred and Thirty Three only)** plus further interest and penal interest of 2.00% with monthly rests to be charged from **04-04-2025** till the date of realization.

Immovable Properties Mortgaged to our Bank

Schedule - A : (Property Owned by Mr. Nithyanand Sankaran Nadar, S/o. Sankaran Nadar)

All that piece and parcel of B-1, Basement Floor, Admeasuring 600 Sq.ft., in the building known as Hari Ashish CHSL, Plot No.19, Near Shiv Sena Office, Gandhi Nagar, Dombivili East, Thane - 421201. Boundaries of the Property: East - Road, West - Residential Building, North - Shiv Sena Office, South - Plot No.18.

Reserve Price : Rs.48,00,000/-
(Rupees Forty Eight Lakh only)

Schedule - B : (Property Owned by Mr. Nithyanand Sankaran Nadar, S/o. Sankaran Nadar)

All that piece and parcel of B-2, Basement Floor, Admeasuring 600 Sq.ft., in the building known as Hari Ashish CHSL, Plot No.19, Near Shiv Sena Office, Gandhi Nagar, Dombivili East, Thane - 421201. Boundaries of the Property: East - Road, West - Residential Building, North - Shiv Sena Office, South - Plot No.18.

Reserve Price : Rs.48,00,000/-
(Rupees Forty Eight Lakh only)

Schedule - C: (Property Owned by Mr. Nithyanand Sankaran Nadar, S/o. Sankaran Nadar)

All that piece and parcel of Shop No.1, Ground Floor, Admeasuring 276 Sq.ft., in the building known as Hari Ashish CHSL, Plot No.19, Near Shiv Sena Office, Gandhi Nagar, Dombivili East, Thane - 421201. Boundaries of the Property: East - Road, West - Residential Building, North - Shiv Sena Office, South - Plot No.18.

Reserve Price : Rs.32,00,000/-
(Rupees Thirty Two Lakh only)

Schedule - D: (Property Owned by Mr. Nithyanand Sankaran Nadar, S/o. Sankaran Nadar)

All that piece and parcel of Shop No.4, Ground Floor, Admeasuring 192 Sq.ft., in the building known as Hari Ashish CHSL, Plot No.19, Near Shiv Sena Office, Gandhi Nagar, Dombivili East, Thane - 421201. Boundaries of the Property: East - Road, West - Residential Building, North - Shiv Sena Office, South - Plot No.18.

Reserve Price : Rs.22,00,000/-
(Rupees Twenty Two Lakh only)

Schedule - E: (Property Owned by Mr. Nithyanand Sankaran Nadar, S/o. Sankaran Nadar)

All that piece and parcel of Flat No.8, Ground Floor, Admeasuring 600 Sq.ft., in the building known as Shree Everest CHSL, Opp. Railway Station, Vishnu Nagar, Dombivili West, Thane - 421202. Boundaries of the Property: East - Gangotri, West - Shree Everest Building No.16, North - Internal Road, South - Ganesh Building.

Reserve Price : Rs.13,00,000/-
(Rupees Thirteen Lakh only)

RE-AUCTION DETAILS

Date of Re-Tender-cum-Auction Sale	Venue
18-06-2025	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 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** 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 : 19-05-2025

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

Size : 16 x 17 cm.