



CITY UNION BANK LIMITED

Credit Recovery and Management Department

Administrative Office : No. 24-B, Gandhi Nagar, Kumbakonam - 612001.

E-Mail id : crmd@cityunionbank.in, Ph : 0435-2432322, Fax : 0435-2431746

Size : 12 x 24 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) Mr. Anil R. Lochani, S/o. Ramchand at Flat No.202, Second Floor, Guru Abhish Apt., Block C, 8136, Netaji Road, Ulhasnagar, Thane - 421304. No.2) Mrs. Manali Anil Lochani, W/o. Anil R. Lochani at Flat No.202, Second Floor, Guru Abhish Apt., Block C, 8136, Netaji Road, Ulhasnagar, Thane - 421304.

Outstanding Liability Amount : Rs. 15,24,613/- (Rupees Fifteen Lakh Twenty Four Thousand Six Hundred and Thirteen only) as on 08-04-2025 plus accrued interest to be charged from 09-04-2025 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 : 501812080062482) dated 30-03-2020 requested by No.1 of you for which No.2 of you stood as Co-obligant for the facility for a total amount of Rs. 2,50,000/- at a ROI of 13%. The same has been also classified as NPA on 17-11-2020 and the outstanding balance as on 08-04-2025 is Rs. 5,03,359/- plus further interest and penal interest of 2.00% with monthly rests to be charged from 09-04-2025 till the date of realization.

Description of the Immovable Property Mortgaged to our Bank	Reserve Price	Date & Time of Auction
(Property Owned by Mr. Anil R. Lochani, S/o. Ramchand) Flat No.102 on the First Floor, E Wing, admeasuring 394 Sq.ft. built up area in the building known as Gokuldham at Adivali Dhokali, Taluka Ambernath, District Thane lying and bearing Survey No.15, Hissa No.2A in the Adivali Dhokali in the Registration within the limits of Sub-Registration District Ulhasnagar, District Thane and within the limits of Divali Dhokali Grampanchayat. Boundaries : East - Building, West - Building, North - Building, South - Road.	₹ 10,00,000/- (Rupees Ten Lakh only)	17-06-2025 at 01.00 p.m.

PART - 2

Name of the Borrowers: No.1) M/s. Vikram Enterprise, Shop No.2, H.No.1851, Tarabai House, Arvind Colony, Manegaon, Ulhasnagar, Thane - 421304. No.2) M/s. Someshwar Enterprise, at Tarabhai House, Arvind Colony, Sahyadri Nagar, Manesagaon, Manere Village, Taluka Ambernath, Ulhasnagar, District Thane - 421004. No.3) Mr Ajay Vittal Joshi, (Also Legal Heir of Late Vitthal Tukaram Joshi), S/o. Late Vitthal Tukaram Joshi, at Shivalam Room No.298, Behind Vitthal Mandir, Atmandre, Poambarnath, Ulhasnagar, Thane - 421004. No.4) Mrs. Virushali Ajay Joshi, W/o. Ajay Vittal Joshi, at Shivalam Room No.298, Behind Vitthal Mandir, Atmandre, Poambarnath, Ulhasnagar, Thane - 421004. No.5) Mr. Vijay Vithal Joshi, (Also Legal Heir of Late Vitthal Tukaram Joshi), S/o. Late Vitthal Tukaram Joshi, at House No.298, Shivalay Bungalow, Maneragaon, Near Vitthal Mandir, Ulhasnagar, Thane - 421004. No.6) Mrs. Pranali Vijay Joshi, W/o. Vijay Vithal Joshi, at House No.298, Shivalay Bungalow, Maneragaon, Ulhasnagar, Ulhasnagar - 421004.

Outstanding Liability Amount : Rs.1,22,28,416/- (Rupees One Crore Twenty Two Lakh Twenty Eight Thousand Four Hundred and Sixteen only) as on 08-04-2025 plus accrued interest to be charged from 09-04-2025 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 08-04-2025 is Rs. 21,19,947/- plus further interest and penal interest of 2.00% with monthly rests to be charged from 09-04-2025 till the date of realization.

Description of the Immovable Property Mortgaged to our Bank	Reserve Price	Date & Time of Auction
Schedule - A : (Property Owned by Late Vitthal Tukaram Joshi, Represented by his Legal Heirs Mr. Ajay Vittal Joshi & Vijay Vithal Joshi) All that piece and parcel of Carpet Area - 1,221 sq.ft., built up Area of Entire First Floor - 1,465 sq.ft. (20% loading on Carpet Area) as per Physical measurement the Carpet Area is 1,221 sq.ft. i.e. the built up Area is 1,465 sq. ft. (20% loading on Carpet Area) which is considered for the valuation, Block No.1811, Near Matan Market, Khata No.54/426/451, Ulhasnagar - 5, District Thane and Sub-Registration Ulhasnagar, District Thane, in the Revenue Village - Ulhasnagar Camp - 5, the said property is constructed prior to 1965 and is situated within the limits of Ulhasnagar Municipal Corporation and bounded as follows : On or towards East by : Hutments, On or towards South by : Hutments, On or Towards West by : Hutments, On or Towards North by : Road.	₹ 45,00,000/- (Rupees Forty Five Lakh only)	17-06-2025 at 02.00 p.m.

Venue of Re-Tender-cum-Auction : City Union Bank Limited, Mumbai-Kalyan Branch, 1-E, Ramakrishna Nagar, Murbad Road, Kalyan West, Mumbai, Thane - 421304. Telephone No.0251-2203222, Cell No.9325054252.

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-Kalyan Branch, 1-E, Ramakrishna Nagar, Murbad Road, Kalyan West, Mumbai, Thane - 421304.** (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.** (4) For inspection of the property and other particulars, the intending purchaser may contact : **Telephone No.0251-2203222, Cell No.9325054252.** (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 and 02.00 p.m. for PART - 2** 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 : 16-05-2025

**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