



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

AUCTION CUM SALE NOTICE OF IMMOVABLE PROPERTY

Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) & 9 (1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the Public in general and in particular to the Borrower (s), Guarantor (s) and/or Mortgagor (s), that the below described immovable property mortgaged/charged to City union bank ("Secured Creditor"), the Constructive Possession of which has been taken by the Authorised Officer of City Union Bank Ltd (Secured Creditor) will be sold on **"AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" and "Without RECOURSE BASIS"** on **13.08.2026**, for recovery of **Rs.33,88,515/- (Rupees Thirty Three Lakh Eighty Eight Thousand Five Hundred and Fifteen Only)** as on 24.06.2026 due to the City Union Bank Ltd (Secured Creditor), from **1. M/S. Riyansh Enterprises (Represented By its Proprietor Mr.Mukesh Manmath Thote)**, B-318, Woodland Complex, New Link Road, Near LIC Office, Ulhasnagar District, Thane-421002. Also At, M/S. Riyansh Enterprises (Represented By its Proprietor Mr.Mukesh Manmath Thote) Flat No.03, Ground Floor, Building No.1, Shivdarshan Chsl, S.No.10/10, Village – Mharal, Narendra Nagar, Near Gaondevi Mandir, Taluka Kalyan, Dist - Thane – 421103. Also At, M/S. Riyansh Enterprises (Represented By its Proprietor Mr.Mukesh Manmath Thote) Flat No.401, Fourth Floor, Ayodhya Residency, Municipal House No.99, Village – Phene, Bhiwandi, Dist - Thane - 421302 Also At, M/S. Riyansh Enterprises (Represented By its Proprietor Mr.Mukesh Manmath Thote) Flat No.103, First Floor, Omkar Arcade, S.No.9/2, Village – Vangani, Taluka Ambarnath, Dist - Thane - 421503. **2.Mr. Mukesh Manmath Thote** S/O Manmath Thote, Flat No:202, Second floor, Akash C.H.S.L, Kalyan Ambarnath Road, Ulhasnagar District, Thane-421003. Also At, Mr. Mukesh Manmath Thote S/O Manmath Thote Flat No.103, First Floor, Omkar Arcade, S.No.9/2, Village – Vangani, Taluka Ambarnath Dist - Thane – 421503. Also At, Mr. Mukesh Manmath Thote S/O Mukesh M.Thote Flat No.401, Fourth Floor, Ayodhya Residency, Municipal House No.99, Village – Phene, Bhiwandi, Dist - Thane – 421302. Also At, Mr. Mukesh Manmath Thote S/O Manmath Thote Flat No.03, Ground Floor, Building No.1, Shivdarshan Chsl, S.No.10/10, Village – Mharal, Narendra Nagar, Near Gaondevi Mandir, Taluka Kalyan Dist - Thane – 421103. **3.Mrs. Priya Mukesh Thote** W/O Mukesh M.Thote, Flat No:202, Second floor, Akash C.H.S.L, Kalyan Ambarnath Road, Ulhasnagar District, Thane-421003. Also At, Mrs. Priya Mukesh Thote W/O Mukesh M.Thote Flat No.03, Ground Floor, Building No.1, Shivdarshan Chsl, S.No.10/10, Village – Mharal, Narendra Nagar, Near Gaondevi Mandir, Taluka Kalyan, Dist - Thane – 421103. Also At, Mrs. Priya Mukesh Thote W/O Mukesh M.Thote Flat No.401, Fourth Floor, Ayodhya Residency, Municipal House No.99, Village – Phene, Bhiwandi, Dist - Thane – 421302. Also At, Mrs. Priya Mukesh Thote W/O Mukesh M.Thote Flat No.103, First Floor, Omkar Arcade, S.No.9/2, Village - Vangani Taluka Ambarnath, Dist - Thane – 421503.

The Reserve Price, the Earnest Money Deposit and other details are mentioned below:

Last Date & Time of Submission of EMD	13.08.2026 Time: 12.00 Noon
Date & Time of Auction Sale	13.08.2026 Time: 01.00 Pm
Place of Auction and Contact Details	City Union Bank Limited Mumbai Kalyan Branch 1-E, Ramakrishna Nagar, Murbad Road, Kalyan West, Mumbai, Thane-421304. Cell No: 9325054252, 8925854692, 8925964894, 8925964908
Reserve Price	Rs.13,00,000/- (Rupees Thirteen Lakh Only)
EMD 10%	Rs.1,30,000/- (Rupees One Lakh Thirty Thousand Only)

SCHEDULE OF PROPERTY : Immovable Property Mortgaged to our Bank

Property Owned By Mrs. Priya Mukesh Thote & Mr.Mukesh Manmath Thote All the Piece and Parcel of Flat No.03, Ground Floor Admeasuring about 460 Sq.Ft, Built Up area, in the Narendra Nagar, Building No.1, Mharal, Kalyan, Dist - Thane, Lying and being at Survey No.10, Hissa No.4, in the Revenue Village Mharal, Taluka Kalyan and District Thane, Within the registration Sub District Kalyan, District Thane and within the limits of Zillha Parishad Thane. Boundaries : (Adjoining Properties as per Valuation Report) East : Bhagwati Hindi School, West : Road / Swarg Nagar Chs, North : Road / Narayan Nagar Chs, South : Sai Leela Chs.

Encumbrances- Nil

For Detailed Terms and Conditions of the Sale please refer to the link provided in **www.cityunionbank.bank.in**

Place : Kumbakonam, Date : 03.07.2026

Authorised Officer

Regd. Office:- 149, T.S.R. (Big) Street, Kumbakonam, Thanjavur District, Tamil Nadu - 612001.

CIN- L65110TN1904PLC001287, Telephone No: 0435-2402322, **Fax:** 0435-2431746

Website: www.cityunionbank.com

8 cm (W) X 18 cm (H)

TERMS AND CONDITIONS :

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 Ltd from the address mentioned in the paper publication in working days and working hours.
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 the time stipulated** along with self attached photocopies of the kyc documents on the date of Tender-cum-Auction Sale hereby notified in the paper publication.
4. The sealed tenders will be opened in the presence of the intending bidders at **the time stipulated** on the date of Tender-cum-Auction Sale hereby notified in the paper publication.
5. 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 highest bid submitted in the closed tender process, and in such an event, the sale shall be confirmed to the person making highest bid.
6. The sale, however, is subject to confirmation of City Union Bank Limited
7. In case the bidder is a company, a copy of the resolution passed by the Board of Directors authorizing the representative bidder to participate in the auction on behalf of the Company should be submitted.
8. For inspection of the property and other particulars, the intending purchaser may contact the Authorised Officer at the contact numbers provided in the paper publication.
9. The property/ies are sold on “As- is- where- is” , “As-is-what-is” ,“whatever there is” and without any recourse basis. The successful bidder shall have no claim whatsoever against City Union Bank Ltd after confirmation of sale.
10. To the best of the knowledge and information of the Authorised officer, no other encumbrance exists on the mortgaged property except as disclosed. However, it is responsibility of the bidders to conduct their own independent due diligence and satisfy themselves about the Secured Asset, including its specifications, the legality of the title deeds, revenue records, other documents, the nature, description, condition, encumbrance, lien, charge, statutory dues, etc over to the said Secured Asset before participating in the auction and further no correspondence/ query will be entertained by Authorised officer.
11. The Authorised Officer shall have all the powers to accept or reject the bids or postpone or modify or cancel the sale without assigning any reason whatsoever.
12. The Authorised Officer is at liberty to accept the highest bid amount and confirm the sale in favour of the highest bidder or reject the same without assigning any reason.
13. Decision of the Authorised officer regarding declaration of successful bidder shall be final and binding on all the bidder/s.
14. The successful bidder shall deposit 25% of the bid amount (including the EMD amount) immediately on the same day or not later than next working day, failing which the EMD/any part amount remitted by the bidder shall be forfeited without any notice by Authorised officer of the Bank, as the case may be on the remittance of 25% of bid amount, the confirmation of sale will be issued by Authorised officer in his / her favour of the successful bidder through e- mail / Address specified in the bid form.
15. The EMD of unsuccessful bidders will be returned to the bidders only.

16. The balance 75% of the bid amount shall be paid by the successful bidder within 15 days from the date of sale by RTGS/NEFT/fund transfer to the credit of account number specified by the Authorised officer or by DD/pay order favoring "City Union Bank Ltd." to the Authorized Officer, to the address mentioned in the paper publication, failing which the amount deposited by the successful bidder shall be forfeited automatically without any notice by the Authorised officer and the Bank will be at liberty to sell the property once again and the defaulting purchaser shall forfeit all claims to the property.
17. The successful bidder/tenderer shall bear all the legal/incidental expenses like stamp duty, registration fees, local taxes, and any other outstanding/overdue statutory dues, water and electricity dues, etc. including those having priority under any law for the time being in force. The property may be subject to pending litigation, claims, or proceedings before any Court, Tribunal, or Authority of City Union Bank Ltd., shall not be responsible for the same.
18. The City Union Bank Ltd is not liable to pay any interest/ refund EMD or any such amount in case of any delay in issue of confirmation of sale/ Sale certificate by virtue of any Court Order received after auction is completed or any other reasons whatsoever.
19. Sale certificate will be issued by the Authorised officer in favor of the successful bidder only upon deposit of entire purchase price/bid amount and furnishing the necessary proof in the respect of payment of all taxes/charges.
20. Participation in the E-Auction/ Tender Cum Auction sale shall be deemed unconditional acceptance of all terms and conditions. Objection shall not be entertained after bid submission.
21. In case Holiday is declared as on date of auction by statutory authorities, the auction will be postponed to the next working day respectively, at the specified time.
22. In an event of failure of the E-Auction/ Tender cum auction Sale for the want of bids or otherwise or for any other reason, the Authorised Officer can enter into a private treaty for sale of the property, as a whole or any part thereof, with the proposed purchaser or any other party providing an offer to purchase the property.,
23. In the event where a bidder is declared as the successful bidder in the e-auction / Tender cum auction sale conducted and subsequently, if the auction proceedings gets stayed and/or set aside by any Court/Tribunal, at any stage even after issuance of the sale certificate or handing over the possession. then the Bank, at the request of bidder/auction purchaser shall initiate refund of the EMD/amount so deposited by him/her. The Bank at its sole discretion will process refund the money so deposited, without any interest, damages, claims etc of whatsoever nature and no such communication shall be entertained at later stage he particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer/Secured Creditor, but the Authorized Officer/Secured Creditor shall not be answer-able for any error, misstatement or omission in this proclamation.,
24. As per Section 194-IA of the Income Tax Act, 1961, If the sale consideration exceeds Rs.50.00 lakh and above the bidder has to deduct 1% of the sale consideration and remit/deposit the said amount with Income Tax department, the challan , Form 141 evidencing deposit of Tds has to be submitted onwards to issue and register the sale certificate
25. City Union Bank Limited or its employees will not be liable for any claims from any person in respect of the property put for sale.,

26. In case there is any discrepancy between the publications of sale notice in English and Vernacular newspaper, then in such case the English newspaper will supersede the vernacular newspaper and it shall be considered as the final copy, thus removing the ambiguity.
27. It is clarified that this invitation purports to invite prospective bidders and does not create any kind of binding obligation on the part of the Authorised officer to effectuate the sale.