



CITY UNION BANK LIMITED

Credit Recovery and Management Department

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

Kumbakonam - 612001. 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.37,58,481/- (Rupees Thirty Seven Lakh Fifty Eight Thousand Four Hundred and Eighty One only)** as on **15-06-2025** plus accrued interest to be charged from **16-06-2025** plus other expenses, any other dues to the Bank by the borrowers / guarantors **No.1) M/s. Vishwanath Enterprises, RHB 9 Chandresh Villa, Lodha Heaven, Dombivili East, Thane - 421204. No.2) Mr. Vishal Vishwanath Mhatre, S/o. Vishwanath Mhatre, at Chandresh Villa, Row House, No.B/9, Kalyan Shil Road, Lodha Heaven, at PO Nilje, Tal - Kalyan, Dombivili East - 421204. No.3) Mr. Vishwanath Dinkar Mhatre, F/o. Vishal Vishwanath Mhatre at Chandresh Villa, Row House, No.B/9, Kalyan Shil Road, Lodha Heaven, at PO Nilje, Tal - Kalyan, Dombivili East - 421204. No.4) Mr. Vivek Vishwanath Mhatre, S/o. Vishwanath Mhatre, at Chandresh Villa, Row House, No.B/9, Kalyan shil road, Lodha Heaven, at PO Nilje, Tal - Kalyan, Dombivili East - 421204.**

Immovable Property Mortgaged to our Bank

(Property Owned by Mr. Vishwanath Dinkar Mhatre, F/o. Vishal Vishwanath Mhatre)

All that piece and parcel of House No.9, on the Ground Floor, admeasuring 725 sq.ft. Build-up Area, in the building known as Chandresh Villa A, B and E, CHS Ltd, Lodha Heaven, Nilje, Dombivili (East) - 421204. Taluka Kalyan, District Thane, Lying being at Survey No.158, Hissa No.1/1, 1/2, 1/3, 1/4, 2, 7 & 9 Survey No.159, Hissa No.2, 3, 10, 11, 12,13, & 14, Survey No.162, Hissa No.1, 2 & 3, Survey No.195, Hissa No.1, 2/1, 2/2, 2/3, 3, 4, 5, Survey No.196, Hissa No.1/1, 1/2, 1/3, 1/4, 2, 3, 4 Part 5A, 6 Part, 7, Survey No.198, Hissa No.6, 7, 9, 11, Survey No.208, Hissa No.1, 2, 2, 4, Survey No.238, Hissa No.1, Situated at Mouje- Nilje, Taluka Kalyan, District Thane, within the Registration Sub-District Kalyan and District Thane and within the limits of Nilje, Grampanchayat and now in Kalyan, Dombivili Municipal Corporation. Boundaries: East : Row House B-8, West : 20' Wide Road, North : Internal Road/Row House A-18, South : Row House B-18.

Reserve Price : Rs.30,00,000/-

(Rupees Thirty Lakh only)

RE-AUCTION DETAILS

| Date of Re-Tender-cum-Auction Sale | Venue |
|------------------------------------|---|
| 20-08-2025 | 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 Nos: 9325007428, 8925964908 |

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 01.00 p.m.** 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 Nos.9325007428, 8925964908** (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 **02.00 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 : 25-07-2025

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

D/2025/CUB/July_25/Ten/Vishwanath Enterprises_(Re_Ten)_(Dombivili_Thane)_(Eng)_25-07-2025 Size : 8 x 21 cms.