

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. Vinod Shridhar Vidyagar, S/o. Shridhar Vidyagar, No.20-41, Sane Guruji Nagar, Zo Panchashil Society, Asapha Village, P R Kadam, Ghatkopar - 400084. No.2) Mrs. Pradnya Vinod Vidyagar, W/o. Vinod Vidyagar, Panchshil Chawl Committee, Ambedkar Nagar, Pala Kadam, Malg Asapha Village, Ghatkopar (W) Mumbai - 400084.

Outstanding Liability Amount: Rs.31,94,289/- (Rupees Thirty One Lakh Ninety Four Thousand Two Hundred and Eighty Nine 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.

Description of the Immovable Property Mortgaged to our Bank	Reserve Price	Date & Time of Auction
(Property Owned by Mr. Vinod Shridhar Vidyagar, S/o. Shridhar Vidyagar & Mrs. Pradnya Vinod Vidyagar, W/o. Vinod Vidyagar) Residential Flat, Property of Flat No.304, 3rd Floor, Wing - C, Building No.3, Lotus Project Krishna Highlands, Near Lodha Heritage, Bhopar, Dombivli East - 421201. S.No.35, H.No.1 & S.No.35, H.No.2 of Village Bhopar. <u>Boundaries of the Property</u> : East - Mr. Dattu Chau Desle, West - Mr. Pandurang Shankar Desle, North - Mr.Waman Patil Chawl, South - Mrs. Kashibai Ananta Desle, Near Lodha Heritage Build Up Area 525 sq.ft.	₹ 18,00,000/- (Rupees Eighteen Lakh only)	19-08-2025 at 01.00 p.m.

PART - 2

Name of the Borrowers: No.1) Mrs. Smitta Pradeep Tondulkar, W/o. Pradeep Vasantrao Tondulkar, at 7, Gangubhai Niwas, Mahatma Phule Road, Near Maratha Mandir, Ganesh Chowk, Dombivli West, Thane, Maharashtra - 421202. No.2) Mr. Pavan Pradeep Tondulkar, S/o. Pradeep Vasantrao Tondulkar, at 7, Gangubhai Niwas, Mahatma Phule Road, Near Maratha Mandir, Ganesh Chowk, Dombivli West, Thane, Maharashtra - 421202. Also at, Mr. Pavan Pradeep Tondulkar, S/o. Pradeep Vasantrao Tondulkar, Flat Nos.301 and 302, 3rd Floor, Om Residency, Shiv Shakti Nagar, Near Regency Estate, Davdi Gaon, Dombivli District, Thane - 421201.

Outstanding Liability Amount: Rs.87,22,779/- (Rupees Eighty Seven Lakh Twenty Two Thousand Seven Hundred and Seventy Nine 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

Description of the Immovable Properties Mortgaged to our Bank	Reserve Price	Date & Time of Auction
Schedule - A : (Property Owned by Mrs. Smitta Pradeep Tondulkar, W/o. Pradeep Vasantrao Tondulkar & Mr. Pavan Pradeep Tondulkar, S/o. Pradeep Vasantrao Tondulkar) Residential Flat No. 507, on the 5th Floor, admeasuring 370 Sq. ft. Built-up Area, in the D-Wing, Building known as Mayureshwar Park, lying and being at S.No.27, Hissa No.4D, in the Revenue Village Bhopar, Dombivli (E) Kalyan - Dombivli, Thane, Maharashtra, India. <u>Boundaries of the Property</u> : East - Building, West - Building, North - Road, South - Building.	₹ 12,00,000/- (Rupees Twelve Lakh only)	19-08-2025 at 02.00 p.m.
Schedule - B : (Property Owned by Mrs. Smitta Pradeep Tondulkar, W/o. Pradeep Vasantrao Tondulkar & Mr. Pavan Pradeep Tondulkar, S/o. Pradeep Vasantrao Tondulkar) Residential Immovable Flat Property situated at Flat Nos. 301 and 302, admeasuring about 1,450 sq.ft. (600 + 850) Built-up Area, 3rd Floor, Om Residency, Shiv Shakti Nagar, Near Regency Estate, Survey No.24. Hissa No.5, Revenue Village Davadi Gaon, Dombivli East, District Thane. Kalyan - Dombivli, Thane, Maharashtra, India. <u>Boundaries of the Property</u> : East - Building, West - Building, North - Building, South - Road.	₹ 50,00,000/- (Rupees Fifty Lakh only)	19-08-2025 at 02.00 p.m.

Venue of Re-Tender-cum-Auction: City Union Bank Limited, Navi Mumbai, Nerul (E) Branch, G26, B & C Hardware's Centurian, Plot No.88/91, Sector 19A, Nerul (E), Navi Mumbai, Thane - 400706. Telephone No.022-27703388, Cell Nos.9372286411, 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, Navi Mumbai, Nerul (E) Branch, G26, B & C Hardware's Centurian, Plot No.88/91, Sector 19A, Nerul (E), Navi Mumbai, Thane - 400706.** (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 & 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.022-27703388, Cell Nos.9372286411, 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 01.00 p.m. for PART - 1 & 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 : 24-07-2025

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