



## 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.84,64,908/- (Rupees Eighty Four Lakh Sixty Four Thousand Nine Hundred and Eight only)** as on **14-04-2025** together with further interest to be charged from **15-04-2025** onwards and other expenses, any other dues to the Bank by the borrowers / Guarantors **No.1) M/s. MAS Textiles, No.380, 4, Roshan Baugh, Dargah Road, Near AL Hamd High School, Bhiwandi, District Thane - 421302. No.2) Mr. Sirajjudin Sahab Ali Momin, S/o. Sahab Ali Rajjab Ali Momin, No.380/4, Roshan Baugh, Dargah Road, Near AL Hamd High School, Bhiwandi, District Thane - 421302. No.3) Mrs. Saddrunnisa Sirajuddin Momin, W/o. Sirajuddin Momin, No.380/4, Roshan Baugh, Dargah Road, Near AL Hamd High School, Bhiwandi, District Thane - 421302. No.4) Mr. Mohd Alam Sirajuddin Momin, S/o. Sirajuddin Sahab Ali Momin, 380/4, Roshan Bagh, Durgah Road, Near Al Hamd High School, Bhiwandi, District Thane - 421302.**

### **Immovable Properties Mortgaged to our Bank**

#### **Schedule - A : (Property Owned by Mr. Sirajjudin Sahab Ali Momin, S/o. Sahab Ali Rajjab Ali Momin)**

All that piece or parcel of Shed bearing House No.272/A, admeasuring 1,750 sq.ft. Ashok Baug, Nalapur, Markaz Road, Karivali, Taluka Bhiwandi, Land bearing Survey No.11/7/2 Paiki, Plot No. 5, Ashok Baugh, Bhiwandi within the Registration Sub-district Bhiwandi and District Thane and within the limits of Bhiwandi Nijampur City Municipal Corporation. Boundaries : East - Road, West - Building, North - Building, South - Building.

**Reserve Price : Rs.36,00,000/-**  
**(Rupees Thirty Six Lakh only)**

#### **Schedule - B : (Property Owned by Mr. Sirajjudin Sahab Ali Momin, S/o. Sahab Ali Rajjab Ali Momin)**

All that piece or parcel of Land Admeasuring 192 sq.mtrs., lying and being at Survey No.9, Hissa No.2, Karivali, Taluka Bhiwandi, District Thane within the Registration Sub-district Bhiwandi and District Thane and within that the limits of Grampanchayat Karivali and bounded as follows : On or towards East : Survey No.9/1, On or towards West : Property of Avval Seth, On or towards South : Property of Survey No.9/2, On or towards North : Property of Survey No.9/2..

**Reserve Price : Rs.40,00,000/-**  
**(Rupees Forty Lakh only)**

### **RE-AUCTION DETAILS**

Date of Re-Tender-cum-Auction Sale	Venue
<b>22-08-2025</b>	<b>City Union Bank Limited, Thane Branch,</b> Shop No.2, Ground Floor, Tropical Elite Building, Opposite Naupada Police Station, Naupada, Thane West - 400602. Telephone No.022-25384747, Cell Nos.9325871410, 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, Thane Branch, Shop No.2, Ground Floor, Tropical Elite Building, Opposite Naupada Police Station, Naupada, Thane West - 400602.** (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.022-25384747, Cell Nos.9325871410, 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.** 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 : 28-07-2025**

**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