



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**

Size : 8 x 20 cm.

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.26,23,251/- (Rupees Twenty Six Lakh Twenty Three Thousand Two Hundred and Fifty One only)** as on **01-09-2025** together with further interest to be charged from **02-09-2025** onwards and other expenses, any other dues to the Bank by the borrowers / guarantors **No.1) Mrs. Sheetal Vijay Karande (Also Legal Heir of Late Vijay Dhondiram Karande), W/o. Late Vijay Dhondiram Karande, No.408, Vimal Smurti, Maharshi Karve Road, Bhagshala Maidan, Dombivili West - 421202. No.2) Minor Yashraj Vijay Karande (Represented by Natural Guardian Sheetal Vijay Karande), (Also Legal Heir of Late Vijay Dhondiram Karande), S/o. Late Vijay Dhondiram Karande, No.408, Vimal Smurti, Maharshi Karve Road, Bhagshala Maidan, Dombivili West - 421202.**

Immovable Property Mortgaged to our Bank
(Property Owned by Late Vijay Dhondiram Karande
(Now Represented by Mrs. Sheetal Vijay Karande,

Minor Yashraj Vijay Karande as his legal heirs) & Mrs. Sheetal Vijay Karande)

All that Piece and Parcel of Flat No.303, 3rd Floor, admeasuring 495 Sq.ft. Built-up Area, in the building known as "Sai Mukunda", Navapada Mhatrewadi, Dombivili West, Survey No.334, Hissa No.5, admeasuring about 350 Sq.mtrs., in the Revenue Village Navagaon, Taluka Kalyan and District Thane, within the Registration Sub-District Kalyan and District Thane and within the limits of Kalyan, Dombivili Municipal Corporation. Boundaries : East - Road, West - Building, North - Building, South - Building.

Reserve Price : Rs.27,00,000/-
(Rupees Twenty Seven Lakh only)

RE-AUCTION DETAILS

Date of Re-Tender-cum-Auction Sale	Venue
29-09-2025	City Union Bank Limited, Mumbai-Dombivili Branch, Shop No.1, Namashree CHS Ground Floor, Dr.Rajendra Prasad Road, Near Tilak Nagar Post Office, Tilak Nagar,Dombivli East,Thane - 421201. 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 No.1, Namashree CHS Ground Floor, Dr. Rajendra Prasad Road, Near Tilak Nagar Post Office, Tilak Nagar, Dombivli East,Thane - 421201.** (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.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 **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 : 03-09-2025

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**