



# 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 : 12 x 27 cm.

## 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) M/s. Trendz Enterprise, at MH No.1191/2, Shop No.4, Ground Floor, Patel Tower, 4th Nizampura, Bhiwandi, District Thane - 421302. No.2) Mr. Abubakar Salam Ansari, S/o. MSM Ansari, at Room No.1587, First Floor, Mamedlar Building, Maulana Azad Nagar, Near New Stand, Bhiwandi, District Thane - 421302. No.3) Mrs. Shabnam Abubakar Ansari, W/o. Abubakar Salam Ansari at Room No.1587, First Floor, Mamedlar Building, Maulana Azad Nagar, Near New Stand, Bhiwandi, District Thane - 421302.

**Outstanding Liability Amount :** Rs.93,94,808/- (Rupees Ninety Three Lakh Ninety Four Thousand Eight Hundred and Eight only) as on 27-09-2024 plus accrued interest to be charged from 28-09-2024 plus other expenses, any other dues to the Bank by the borrowers / guarantors.

**Note :** That our 270-Mumbai-Kalyan Branch has also extended Financial Assistance (CUB OSL SPECIAL - BR : 501812080062490) dated 30-03-2020 requested by No.2 of you for which No.3 of you stood as Co-obligant for the facility for a total amount of Rs. 5,50,000/- at a ROI of 13%. The same has been also classified as NPA on 29-11-2020 and the outstanding balance as on 26-09-2024 is Rs. 10,41,892/- plus further interest and penal interest of 2.00% with monthly rests to be charged from 27-09-2024 till the date of realization.

Description of the Immoveable Properties Mortgaged to our Bank	Reserve Price	Date & Time of Auction
<b>(Property Owned by Mr. Abubakar Salam Ansari, S/o. MSM Ansari)</b> All that piece or parcel of Land admeasuring about 228 Sq. Yards (i.e.) 190.70 Sq.Mts. along with Powerloom Premises Gala, bearing Gram Panchayat House No.2002/202, lying and being at Survey No.34, Hissa No.2/1, in the Revenue Village Khoni, Taluka Bhiwandi and District Thane, within the Registration Sub-District Bhiwandi, District Thane and within the limits of Khoni Grampanchayat. <u>Boundaries :</u> East - Machha Compound, West - PawanAgrawal Factory, North - Abu Bakkar Masjid, South - Internal Road.	₹ 48,00,000/- (Rupees Forty Eight Lakh only)	22-10-2024 at 01.00 p.m.

### PART - 2

**Name of the Borrowers:** No.1) Mr. Vinod Jiledar Singh, S/o. Jiledar Rampal Singh, Santosh Flower Mill, BK 291, Room No.12, Near Khemani Machhi Market, Ulhasnagar-2, Ulhasnagar, Thane - 421002. No.2) Mrs. Soni Vinod Singh, W/o. Vinod Jiledar Singh, Santosh Flower Mill, BK 291, Room No.12, Near Khemani Machhi Market, Ulhasnagar-2, Ulhasnagar, Thane - 421002.

**Outstanding Liability Amount :** Rs.16,53,281/- (Rupees Sixteen Lakh Fifty Three Thousand Two Hundred and Eighty One only) as on 27-09-2024 plus accrued interest to be charged from 28-09-2024 plus other expenses, any other dues to the Bank by the borrowers / guarantors.

Description of the Immoveable Properties Mortgaged to our Bank	Reserve Price	Date & Time of Auction
<b>Schedule - A : (Property Owned by Mr. Vinod Jiledar Singh, S/o. Jiledar Rampal Singh)</b> All that piece or parcel of Flat No.110, on the First Floor, A Wing, admeasuring 260 sq.ft. Carpet Area in the Building known as Hari Om Paradise, Village Varap, Taluka Kalyan, District Thane Lying and being at Survey No.10, Hissa No.1/B, in the Revenue Village Varap, Taluka Kalyan and District Thane, within the Registration Sub-District Kalyan, District Thane and within the limits of Grampanchayat Varap. <u>Boundaries of the Property :</u> East - Boundary of Kamble Village, West - Remaining Property of S.No.10/1B, North - Kalyan - Murbad Road, South - Property Owned by Smt. Rajeshvaree Pai.	₹ 10,00,000/- (Rupees Ten Lakh only)	22-10-2024 at 02.00 p.m.
<b>Schedule - B : (Property Owned by Mr. Vinod Jiledar Singh, S/o. Jiledar Rampal Singh)</b> All that piece or parcel of Flat No.313, on the Third Floor, A Wing, admeasuring 395 sq.ft. Carpet Area in the Building known as Hari Om Paradise, Village Varap, Taluka Kalyan, District Thane Lying and being at Survey No.10, Hissa No.1/B, in the Revenue Village Varap, Taluka Kalyan and District Thane, within the Registration Sub-District Kalyan, District Thane and within the limits of Grampanchayat Varap. <u>Boundaries of the Property :</u> East - Boundary of Kamble Village, West - Remaining Property of S.No.10/1B, North - Kalyan - Murbad Road, South - Property Owned by Smt. Rajeshvaree Pai.	₹ 16,00,000/- (Rupees Sixteen Lakh only)	22-10-2024 at 02.00 p.m.

### PART - 3

**Name of the Borrowers:** No.1) Mr. Devendra T Pandey, S/o. Trilokinath S Pandey, No.872, Pandey Chawl, Ambedkar Nagar, Suchak Naka, Netivali, Kalyan (East), Thane District - 421306. No.2) Mrs. Nisha Devendra Pandey, W/o. Devendra T Pandey, No.872, Pandey Chawl, Ambedkar Nagar, Suchak Naka, Netivali, Kalyan (East), Thane District - 421306. No.3) Mr. Nithyanand T Pandey, S/o. Trilokinath S Pandey, No.872, Pandey Chawl, Ambedkar Nagar, Suchak Naka, Netivali, Kalyan (East), Thane District - 421306.

**Outstanding Liability Amount :** Rs.16,16,255/- (Rupees Sixteen Lakh Sixteen Thousand Two Hundred and Fifty Five only) as on 27-09-2024 plus accrued interest to be charged from 28-09-2024 plus other expenses, any other dues to the Bank by the borrowers / guarantors.

Description of the Immoveable Property Mortgaged to our Bank	Reserve Price	Date & Time of Auction
<b>Schedule - A : (Property Owned by Mrs. Nisha Devendra Pandey, W/o. Devendra T Pandey &amp; Mr. Nithyanand T Pandey, S/o. Trilokinath S Pandey)</b> All that piece and parcel of Flat No.202, on the Second Floor of B Wing, admeasuring 770 sq.ft. built-up Area in the Ragai Building No.4, Village Pisavali, Shree Malang Road, Kalyan East, Thane District, lying and being at Survey No.34, Hissa Nos.3 and 18, in the Revenue Village Pisavali, Taluka Kalyan, Thane District within the Registration Sub-District Kalyan, District Thane and within the limits of Pisavali Grampanchayat. <u>Boundaries of the Property :</u> East - Chawl, West - Open Plot, North - Internal Road, South - Building.	₹ 20,00,000/- (Rupees Twenty Lakh only)	22-10-2024 at 03.00 p.m.

**Venue of Tender-cum-Auction:** City Union Bank Limited, Mumbai-Kalyan Branch, 1-E, Ramakrishna Nagar, Murbad Road, Kalyan West, Mumbai, Thane - 421304. Telephone No.0251-2203222, Cell No.9325054252.

### Terms and Conditions of 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 Kalyan Branch, 1-E, Ramakrishna Nagar, Murbad Road, Kalyan West, Mumbai, Thane - 421304.** (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.,** or 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 & on or before 02.00 p.m. for PART - 3. (4) For inspection of the property and other particulars, the intending purchaser may contact : Telephone No.0251-2203222, Cell No.9325054252. (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 & 03.00 p.m. for PART - 3 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 : 01-10-2024

**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