



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 : 16 x 30 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) Mr. Tejas Balam Patil, S/o. Mr. Balam Kalu Patil, at 305, Balam Niwas, Sonarpada, Kalyan Shill Road, Dombivli (East) - 421203. No.2) Mrs. Seema Tejas Patil, W/o. Tejas Balam Patil, at 305, Balam Niwas, Sonarpada, Kalyan Shill Road, Dombivli (East) - 421203.

Outstanding Liability Amount : Rs.1,20,12,136/- (Rupees One Crore Twenty Lakh Twelve Thousand One Hundred and Thirty Six only) as on 14-10-2024 plus accrued interest to be charged from 15-10-2024 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 Mrs. Seema Tejas Patil, W/o. Mr. Tejas Balam Patil) All that piece and parcel of Land bearing Survey No.23, Hissa No.8B, Area admeasuring 0-85-10 and Potkharaba 0-04-90, Total Area 0-90-00 HRP, Akar, 0.87 Paise, Situated at Village Tadwali, Taluka Karjat, District Raigad. <u>Boundaries:</u> East - Internal Road, West - Open Land, North - Open Land, South - Open Land.	₹ 1,40,00,000/- (Rupees One Crore Forty Lakh only)	11-11-2024 at 01.00 p.m.

PART - 2

Name of the Borrowers: No.1) M/s. Shree Ram Samarth Shipping, at Sindhu Ratna Complex, Gala No.4, Ground Floor, Reti Bunder Road, Kalher - 421302. No.2) Mr. Sachin Subhash Zagade, S/o. Mr. Subhash, at Patidar Complex, 5-A-101, 1st Floor, Shilpa Hotel, Kalher, Bhiwandi, Thane - 421302. No.3) Mrs. Suman, W/o. Mr. Sachin Subhash Zagade at Patidar Complex, 5-A-101, 1st Floor, Shilpa Hotel, Kalher, Bhiwandi, Thane - 421302.

Outstanding Liability Amount : Rs.38,40,539/- (Rupees Thirty Eight Lakh Forty Thousand Five Hundred and Thirty Nine only) as on 14-10-2024 plus accrued interest to be charged from 15-10-2024 plus other expenses, any other dues to the Bank by the borrowers / guarantors.

Note : That our 223 - Mumbai-Dombivili Branch has also extended Financial Assistance (FITL-ADHOC: 501912090017517) dated 21-09-2020 requested by No.1 of you represented by No.2 of you as Proprietor for which Nos.2 & 3 of you stood as Co-Obligants for the facility for a Total Amount of Rs.1,07,000/- at a ROI of 13.75%. The same has been also classified as NPA on 30-11-2020 and the outstanding balance as on 14-10-2024 is Rs.1,95,084/- plus further interest and penal interest of 2.00% with monthly rests to be charged from 15-10-2024 till the date of realization.

Description of the Immovable Property Mortgaged to our Bank	Reserve Price	Date & Time of Auction
(Property Owned by Mr. Sachin Subhash Zagade, S/o. Subhash) All that piece and parcel of Flat No.101, First Floor, admeasuring 590 Sq.ft., in the building known as Patidar Complex Building No.5, lying and being at Survey No.101, Hissa No.2, in the Revenue Village - Kalher, Taluka - Bhiwandi, District Bhiwandi within the Registration Sub-District Bhiwandi and within the limits of Kalher Grampanchayat.	₹ 16,00,000/- (Rupees Sixteen Lakh only)	11-11-2024 at 02.00 p.m.

PART - 3

Name of the Borrowers: No.1) M/s. Jyoti Enterprises, Room No.5, Meera Bhavan, Kopar Cross Road, Shastri Nagar, Dombivili, Thane - 421202. No.2) Mr. Nikunj D Thakkar, S/o. Dayalji Thakkar, Room No.5, Meera Bhavan, Kopar Cross Road, Shastri Nagar, Dombivili, Thane - 421202. No.3) Mrs. Priyanka Nikunj Thakkar, W/o. Nikunj D Thakkar, Room No.5, Meera Bhavan, Kopar Cross Road, Shastri Nagar, Dombivili, Thane - 421202.

Outstanding Liability Amount : Rs.39,14,037/- (Rupees Thirty Nine Lakh Fourteen Thousand and Thirty Seven only) as on 15-10-2024 plus accrued interest to be charged from 16-10-2024 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. Nikunj D Thakkar, S/o. Dayalji Thakkar & Mrs. Priyanka Nikunj Thakkar, W/o. Nikunj D Thakkar) Residential Flat No.105, admeasuring 620 sq.ft. and Flat No.107, admeasuring 390 sq.ft., First Floor, B-Wing in the Building known as "Dwarkamai Apartment" lying and being at Survey No.130, Hissa No.A in the Revenue Village, Asade Golavli, Taluka Kalyan, District Thane within the Registration Sub-District Kalyan, District Thane and within the limits of Kalyan-Dombivili Municipal Corporation owned by Mrs. Priyanka Nikunj Thakkar and Mr. Nikunj D Thakkar together with all his rights, easements and appurtenances thereto and all the right title and interest in and to the said Property. <u>Boundaries :</u> East - Building, West - Road, North - Building, South - Building.	₹ 30,00,000/- (Rupees Thirty Lakh only)	11-11-2024 at 03.00 p.m.

PART - 4

Name of the Borrowers: No.1) M/s. Priy Dharshan Enterprises, at 202, B-Wing, Yogeshwar Tower, Kaser Hill, Thane - 400601. No.2) Mr. Laxman Arjun Patel, S/o. Arjun Patel, at 202, B-Wing, Yogeshwar Tower, Kaser Hill, Thane - 400601. No.3) Mrs. Pravina Laxman Patel, W/o. Laxman Arjun Patel, at 202, B-Wing, Yogeshwar Tower, Kaser Hill, Thane - 400601.

Outstanding Liability Amount : Rs.1,54,36,050/- (Rupees One Crore Fifty Four Lakh Thirty Six Thousand and Fifty only) as on 15-10-2024 plus accrued interest to be charged from 16-10-2024 plus other expenses, any other dues to the Bank by the borrowers / guarantors.

Note : That our 223-Mumbai-Dombivili Branch has also extended Financial Assistance (CREDIT CARD AGAINST LOAN : 512120020018878) dated 09-02-2018 requested by No.1 of you represented by No. 2 of you as Proprietor for the facility for a total amount of Rs. 1,00,000/- at a ROI of 18% and the balance outstanding as on 15-10-2024 is Rs.28,387/-.

Description of the Immovable Property Mortgaged to our Bank	Reserve Price	Date & Time of Auction
(Property Owned by Mr. Laxman Arjun Patel, S/o. Arjun Patel) All that piece and parcel of land lying and being situated at Flat No. B-202, Second Floor, Yogeshwar Apartment, Behind Royal Inn Hotel, Azad Nagar, LBS Marg, Thane West - 400607, Survey No.29, (Part) admeasuring about 1,663.87 sq.mtrs. lying and being at Village Panchnakhadi, Thane Taluka and District Thane within Sub-Registration District Thane and within the limits of the Thane Municipal Corporation.	₹ 74,00,000/- (Rupees Seventy Four Lakh only)	11-11-2024 at 04.00 p.m.

Venue of Re-Tender-cum-Auction : 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 No.9325007428.

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 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 & on or before 03.00 p.m. for PART - 4. (4) For inspection of the property and other particulars, the intending purchaser may contact : Telephone No.0251-2405681, Cell No.9325007428. (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 & 04.00 p.m. for PART - 4, 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 : 18-10-2024

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