

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. Girish Bhikaji Godambe, S/o. Mr. Bhikaji Shivram Godambe, At 2, Siddhivinayak Chawl, Subhash Road, Near Tri Sangam Society, Chincholi Pada, Dombivli West, Thane - 421202. No.2) Mrs. Bhagyashree Bhikaji Godambe, W/o. Mr. Bhikaji Shivram Godambe, At 2, Siddhivinayak Chawl, Subhash Road, Near Tri Sangam Society, Chincholi Pada, Dombivli West, Thane - 421202. No.3) Mr. Bhikaji Shivram Godambe, At 2, Siddhivinayak Chawl, Subhash Road, Near Tri Sangam Society, Chincholi Pada, Dombivli West, Thane - 421202.

Outstanding Liability Amount : Rs.26,65,116/- (Rupees Twenty Six Lakh Sixty Five Thousand One Hundred and Sixteen only) as on 14-02-2025 plus accrued interest to be charged from 15-02-2025 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
<p>(Property Owned by Mr. Girish Bhikaji Godambe, S/o. Mr. Bhikaji Shivram Godambe & Mrs. Bhagyashree Bhikaji Godambe, W/o. Mr. Bhikaji Shivram Godambe)</p> <p>Flat No.406, admeasuring 575 Sq.ft., Built-up Area, on 4th Floor in the building called Vasant Heights lying, being & situated at City Survey Nos.1759, 1778, 1779, 1780 & 1781 of Revenue Village Azade Golavali, Dombivli (East), Taluk Kalyan, District Thane. Towards East - Road, Towards West - Building, Towards North - Building, Towards South - Building.</p>	<p>₹ 22,00,000/- (Rupees Twenty Two Lakh only)</p>	<p>11-03-2025 at 01.00 p.m.</p>

PART - 2

Name of the Borrowers: No.1) Mr. Anwar Ahmed Munawar Ali Ansari, S/o. Munawar Ali Mohd Hasan Ansari, No.1492, Ansari Villa, Flat No.103, 1st Floor, Nagam-2, Gulzar Nagar, Bhiwandi, Dandekarwadi, Bhiwandi, Thane - 421302. No.2) Mrs. Kakhshash Anwar Ahmed Ansari, W/o. Anwar Ahmed Munawar Ali Ansari, No.1492, Ansari Villa, Flat No.103, 1st Floor, Nagam-2, Gulzar Nagar, Bhiwandi, Dandekarwadi, Bhiwandi, Thane - 421302.

Outstanding Liability Amount : Rs.35,88,278/- (Rupees Thirty Five Lakh Eighty Eight Thousand Two Hundred and Seventy Eight only) as on 14-02-2025 plus accrued interest to be charged from 15-02-2025 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
<p>Schedule - A : (Property Owned by Mrs. Kakhshash Anwar Ahmed Ansari, W/o. Anwar Ahmed Munawar Ali Ansari)</p> <p>Flat No.107 & 108, 1st Floor in M.H.No.1492, Nagaon II, Bhiwandi, District Thane, built on Survey No.68 Paiki, Plot No.1, situated in Village Nagaon, Bhiwandi, District Thane, admeasuring about 705 Sq.Ft. Built up Area, Ansari Villa, within the limits of Bhiwandi Nizampur City Corporation and within District Thane.</p>	<p>₹ 13,00,000/- (Rupees Thirteen Lakh only)</p>	<p>11-03-2025 at 02.00 p.m.</p>
<p>Schedule - B : (Property Owned by Mr. Anwar Ahmed Munawar Ali Ansari, S/o. Munawar Ali Mohd Hasan Ansari)</p> <p>Flat No.105, 1st Floor in M.H.No.1492, Nagaon II, Bhiwandi, District Thane, built on Survey No.68 Paiki, Plot No.1, situated in Village Nagaon, Bhiwandi, District Thane, admeasuring about 350 Sq.Ft. Built up Area, Ansari Villa, within the limits of Bhiwandi Nizampur City Corporation and within District Thane.</p>	<p>₹ 5,00,000/- (Rupees Five Lakh only)</p>	<p>11-03-2025 at 02.00 p.m.</p>

PART - 3

Name of the Borrowers: No.1) Mr. Anil R. Lochani, S/o. Ramchand at Flat No.202, Second Floor, Guru Abhish Apt., Block C, 8136, Netaji Road, Ulhasnagar, Thane - 421304. No.2) Mrs. Manali Anil Lochani, W/o. Anil R. Lochani at Flat No.202, Second Floor, Guru Abhish Apt., Block C, 8136, Netaji Road, Ulhasnagar, Thane - 421304.

Outstanding Liability Amount : Rs.15,01,119/- (Rupees Fifteen Lakh One Thousand One Hundred and Nineteen only) as on 14-02-2025 plus accrued interest to be charged from 15-02-2025 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 : 501812080062482) dated 30-03-2020 requested by No.1 of you for which No.2 of you stood as Co-obligant for the facility for a total amount of Rs. 2,50,000/- at a ROI of 13%. The same has been also classified as NPA on 17-11-2020 and the outstanding balance as on 14-02-2025 is Rs. 4,94,518/- plus further interest and penal interest of 2.00% with monthly rests to be charged from 15-02-2025 till the date of realization.

Description of the Immovable Properties Mortgaged to our Bank	Reserve Price	Date & Time of Auction
<p>(Property Owned by Mr. Anil R. Lochani, S/o. Ramchand)</p> <p>Flat No.102 on the First Floor, E Wing, admeasuring 394 Sq.ft. built up area in the building known as Gokuldharm at Adivali Dhokali, Taluka Ambernath, District Thane lying and bearing Survey No.15, Hissa No.2A in the Adivali Dhokali in the Registration within the limits of Sub-Registration District Ulhasnagar, District Thane and within the limits of Divali Dhokali Grampanchayat. <u>Boundaries :</u> East - Building, West - Building, North - Building, South - Road.</p>	<p>₹ 12,00,000/- (Rupees Twelve Lakh only)</p>	<p>11-03-2025 at 03.00 p.m.</p>

Venue of Re-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 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-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.,** 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 : 17-02-2025

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