

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. Vaibhav P. Lavekar, S/o. Prakash Shankar Lavekar, at Room No.11, Archana CHSL, Old Dombivili Road, Shastri Nagar, Dombivili (West) - 421202. Also at Mr. Vaibhav P. Lavekar, S/o. Prakash Shankar Lavekar, at Flat No.204, Jayakamal Apartment, Manpada Sagoan, Dombivili East, Thane - 421204. No.2) Mrs. Pratiksha, W/o. Vaibhav P. Lavekar, at Room No.11, Archana CHSL, Old Dombivili Road, Shastri Nagar, Dombivili (West) - 421202. Also at Mrs. Pratiksha, W/o. Vaibhav P. Lavekar, at Flat No.204, Jayakamal Apartment, Manpada Sagoan, Dombivili East, Thane - 421204.

Outstanding Liability Amount : Rs.6,38,563/- (Rupees Six Lakh Thirty Eight Thousand Five Hundred and Sixty Three only) as on 03-04-2025 plus accrued interest to be charged from 04-04-2025 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. Vaibhav P. Lavekar, S/o. Prakash Shankar Lavekar) All that piece and parcel of Flat No.204, on the 2nd Floor, admeasuring 530 sq.ft. Built-up Area, in the Building known as Jai Kamal Apartment, Manpada Road, Dombivili (East) - 421203, Thane District, Lying and being at Survey No.64 in the Revenue-Sagoan, Taluka-Kalyan and District-Thane, within the Registration Sub-District Kalyan, District-Thane and within the limits of Sagoan Grampanchayat. Survey/Plot No. of land : S.No.64 of Village-Sagoan. <u>Boundaries of the property :</u> East-Road, West-Building, North-Building, South-Building.</p>	<p>₹ 13,00,000/- (Rupees Thirteen Lakh only)</p>	<p>05-05-2025 at 01.00 p.m.</p>

PART - 2

Name of the Borrowers: No.1) M/s. Vishwanath Enterprises, RHB 9 Chandresh Villa, Lodha Heaven, Dombivili East, Thane - 421204. No.2) Mr. Vishal Vishwanath Mhatre, S/o. Vishwanath Mhatre, at Chandresh Villa, Row House, No.B/9, Kalyan Shil Road, Lodha Heaven, at PO Nilje, Tal - Kalyan, Dombivili East - 421204. No.3) Mr. Vishwanath Dinkar Mhatre, F/o. Vishal Vishwanath Mhatre at Chandresh Villa, Row House, No.B/9, Kalyan Shil Road, Lodha Heaven, at PO Nilje, Tal - Kalyan, Dombivili East - 421204. No.4) Mr. Vivek Vishwanath Mhatre, S/o. Vishwanath Mhatre, at Chandresh Villa, Row House, No.B/9, Kalyan shil road, Lodha Heaven, at PO Nilje, Tal - Kalyan, Dombivili East - 421204.

Outstanding Liability Amount : Rs.37,33,552/- (Rupees Thirty Seven Lakh Thirty Three Thousand Five Hundred and Fifty Two only) as on 03-04-2025 plus accrued interest to be charged from 04-04-2025 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>(Property Owned by Mr. Vishwanath Dinkar Mhatre, F/o. Vishal Vishwanath Mhatre) All that piece and parcel of House No.9, on the Ground Floor, admeasuring 725 sq.ft. Built-up Area, in the building known as Chandresh Villa A, B and E, CHS Ltd, Lodha Heaven, Nilje, Dombivili (East) - 421204. Taluka Kalyan, District Thane, Lying being at Survey No.158, Hissa. No.1/1, 1/2, 1/3, 1/4, 2, 7 & 9 Survey No.159, Hissa No.2, 3, 10, 11, 12, 13, & 14, Survey No.162, Hissa No.1, 2 & 3, Survey No.195, Hissa No.1, 2/1, 2/2, 2/3, 3, 4, 5, Survey No.196, Hissa No.1/1, 1/2, 1/3, 1/4, 2, 3, 4 Part 5A, 6 Part, 7, Survey No.198, Hissa No.6, 7, 9, 11, Survey No.208, Hissa No.1, 2, 2, 4, Survey No.238, Hissa No.1, Situated at Mouje- Nilje, Taluka Kalyan, District Thane, within the Registration Sub-District Kalyan and District Thane and within the limits of Nilje, Grampanchayat and now in Kalyan, Dombivili Municipal Corporation. <u>Boundaries :</u> East : Row House B-8, West : 20' Wide Road, North : Internal Road/Row House A-18, South : Row House B-18.</p>	<p>₹ 33,00,000/- (Rupees Thirty Three Lakh only)</p>	<p>05-05-2025 at 02.00 p.m.</p>

PART - 3

Name of the Borrowers: No.1) Mr. Jagdish Mulshankar Pethani, S/o. Mulshankar Pethani, at Room No.206, Arun Joshi Building, Ganesh Nagar Road, Dombivili (W), District Thane - 421202. No.2) Mrs. Bhavna Jagdish Pethani, W/o. Jagdish Mulshankar Pethani, at Room No.206, Arun Joshi Building, Ganesh Nagar Road, Dombivili (W), District Thane - 421202. No.3) M/s. Jagdish Mulshankar Pethani HUF, at Room No.206, Arun Joshi Building, Ganesh Nagar Road, Dombivili (W), District Thane - 421202.

Outstanding Liability Amount : Rs.2,42,52,451/- (Rupees Two Crore Forty Two Lakh Fifty Two Thousand Four Hundred and Fifty One only) as on 03-04-2025 plus accrued interest to be charged from 04-04-2025 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. Jagdish Mulshankar Pethani, S/o. Mulshankar Pethani and Mrs. Bhavna Jagdish Pethani, W/o. Jagdish Mulshankar Pethani) All that piece and parcel of Land lying and being and situated at Shop Nos.1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11. Total Built up Area 4.445 Sq.Ft. Ground Floor, "Arya Apartment", Survey No.44, Hissa No 1, Village - Sonarpada, Dombivili East, Taluka - Kalyan, District - Thane.</p>	<p>₹ 1,56,00,000/- (Rupees One Crore Fifty Six Lakh only)</p>	<p>05-05-2025 at 03.00 p.m.</p>

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 and 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.0251-2405681, 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** 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 : 07-04-2025

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