



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

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. Asim Kumar, S/o. Ganesh Kumar, Flat No.D-104, Ganraj Complex D Wing CMSL, P & T Colony, Near TPM Church, Gandhi Nagar, Dombivili East, Thane - 421201. No.2) Mrs. Mamta Kumar, W/o. Asim Kumar, Flat No.D-104, Ganraj Complex D Wing CMSL, P & T Colony, Near TPM Church, Gandhi Nagar, Dombivili East, Thane - 421201.

Outstanding Liability Amount : Rs.24,23,09/- (Rupees Twenty Four Lakh Twenty Three Thousand Two Hundred and Nine only) as on 08-04-2025 plus accrued interest to be charged from 09-04-2025 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
(Property Owned by Mr. Asim Kumar, S/o. Ganesh Kumar) All that Piece and parcel of Flat No.D-103, On the First Floor, admeasuring 565.00 Sq.ft.Built-up-Area, in the D-Wing of building known as Ganraj Complex D & E Wing CHSL, P & T Colony, Near TPM Church, Gandhi Nagar, Dombivili East, District Thane - 421201, Lying and being at, Survey No.41, Hissa No.1, in the Revenue Village Nandivli through Panchanand, Taluka Kalyan and District Thane, within the Registration Sub-District Kalyan, District Thane and within the limits of Nandivli Gram Panchayat. Boundaries : East - Building, West - Road, North - Building, South - Building.	₹ 27,00,000/- (Rupees Twenty Seven Lakh only)	09-05-2025 at 01.00 p.m.

PART - 2

Name of the Borrowers: No.1) Mr. Vinod Ghanshyamdas Rohra, S/o. Ghanshyamdas M. Rohra, No.204, Second Floor, Hari Om Niwas, Near Lord Shiva Apartment, Bewas Chowk, Ulhasnagar, Dist. Thane - 421001. No.2) Mr. Ghanshyamdas M. Rohra, S/o. Manohram Laxmandas Rohra, No.204, Second Floor, Hari Om Niwas, Near Lord Shiva Apartment, Bewas Chowk, Ulhasnagar, Dist. Thane - 421001. No.3) Mrs. Roonam Rohra, W/o. Ghanshyamdas M. Rohra, No.204, Second Floor, Hari Om Niwas, Near Lord Shiva Apartment, Bewas Chowk, Ulhasnagar, Dist. Thane - 421001.

Outstanding Liability Amount : Rs.83,69,122/- (Rupees Eighty Three Lakh Sixty Nine Thousand One Hundred and Twenty Two only) as on 08-04-2025 plus accrued interest to be charged from 09-04-2025 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
(Property Owned by Mr. Vinod Ghanshyamdas Rohra, S/o. Ghanshyamdas M. Rohra) Residential Flat at Flat No.501, on Fifth Floor admeasuring 937.00 Sq.ft. built up Area, in the building known as Simran Residency, Ulhasnagar, Dist. Thane, lying and being at Room Nos.214 and 215 of Block No.C-57, Ulhasnagar - 3, in the Revenue Village Ulhasnagar Camp - 3, Dist. Thane, within the Registration Sub-District Ulhasnagar and District Thane and within the limits of Ulhasnagar Municipal Corporation.	₹ 46,00,000/- (Rupees Forty Six Lakh only)	09-05-2025 at 02.00 p.m.

PART - 3

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, Mamledar 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, Mamledar Building, Maulana Azad Nagar, Near New Stand, Bhiwandi, District Thane - 421302.

Outstanding Liability Amount : Rs.1,01,97,173/- (Rupees One Crore One Lakh Ninety Seven Thousand One Hundred and Seventy Three only) as on 08-04-2025 plus accrued interest to be charged from 09-04-2025 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 : 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 08-04-2025 is Rs. 11,18,148/- plus further interest and penal interest of 2.00% with monthly rests to be charged from 09-04-2025 till the date of realization.

Description of the Immovable Property Mortgaged to our Bank	Reserve Price	Date & Time of Auction
(Property Owned by Mr. Abubakar Salam Ansari, S/o. MSM Ansari) 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. Boundaries : East - Machha Compound, West - Pawan Agrawal Factory, North - Abu Bakkar Masjid, South - Internal Road.	₹ 40,00,000/- (Rupees Forty Lakh only)	09-05-2025 at 03.00 p.m.

PART - 4

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. 15,24,613/- (Rupees Fifteen Lakh Twenty Four Thousand Six Hundred and Thirteen only) as on 08-04-2025 plus accrued interest to be charged from 09-04-2025 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 08-04-2025 is Rs. 5,03,359/- plus further interest and penal interest of 2.00% with monthly rests to be charged from 09-04-2025 till the date of realization.

Description of the Immovable Property Mortgaged to our Bank	Reserve Price	Date & Time of Auction
(Property Owned by Mr. Anil R. Lochani, S/o. Ramchand) 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 Ambermath, 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. Boundaries : East - Building, West - Building, North - Building, South - Road.	₹ 12,00,000/- (Rupees Twelve Lakh only)	09-05-2025 at 04.00 p.m.

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, & 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.0251-2203222, 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 & 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 : 11-04-2025

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