

 <b>CUB</b> TRUST AND EXCELLENCE SINCE 1904	<b>CITY UNION BANK LIMITED</b> <b>Credit Recovery and Management Department</b> <b>Administrative Office : No. 24-B, Gandhi Nagar,</b> <b>Kumbakonam - 612 001. E-Mail id : crmd@cityunionbank.in,</b> <b>Ph : 0435-2432322, Fax : 0435-2431746</b>	<b>Schedule - E : (Property Owned by M/s. Shri Mahalaxmi Steel Industries)</b> All the piece and parcel of the Land lying within the limit of Honble Sub-Registrar Karveer, Taluka Karveer, District Kolhapur and within the local limit of Gramapanchayath Village, Mouje Gad Mudshingi, the Property situated at the R.S.No.392 A/2, Plot No.3 Area admeasuring 2,517 Sq.mtrs. is <u>Bounded as under :</u> To the East : Kolhapur-Hupri Road, To the West : Other Property of the proposed Borrower, To the South : Property from the R.S.No.392/A/1, To the North : Property from the R.S.No.392/A/2, Plot No.2.				
<b>TENDER-CUM-AUCTION SALE NOTICE UNDER SARFAESI ACT 2002</b>		<b>Reserve Price : Rs.2,10,00,000/-</b> <b>(Rupees Two Crore Ten Lakh only)</b>				
The following property/ies mortgaged to City Union Bank Limited will be sold in 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 a sum of <b>Rs.12,05,32,898/- (Rupees Twelve Crore Five Lakh Thrity Two Thousand Eight Hundred and Ninety Eight only)</b> as on 07-04-2025 together with further interest to be charged from 08-04-2025 onwards and other expenses, any other dues to the Bank by the borrowers / guarantors <b>No.1) M/s. Shri Mahalaxmi Steel Industries, No.308C, Uchgaon, Hupari Road, Kolhapur - 416005, No.2) Mr. Sonmal Sakalchand Gandhi, S/o. Sakalchand Gandhi, No.7D, Gujar, Kolhapur-416002, No.3) Mr. Abhay Sonmal Gandhi, S/o.Sonmal Sakalchand Gandhi, No.2226A, Ratan Nikitan Rankala Road, Kolhapur-416012, No.4) Mr.Uttam Sonmal Gandhi, S/o. Sonmal Sakalchand Gandhi, No.7D, Gujar Kolhapur-416002, No.5) Mr. Jitendra Pukhraj Gandhi, S/o. Pukhraj Sakalchand Gandhi, Navpush Teraju Co. Hsg. Soc Mahavir Nagar, Kolhapur-416416, No.6) Mr. Jayesh Abhay Gandhi, S/o. Abhay Sonmal Gandhi, No.2226A Ward, Near Rankala Bus Stand, Rankalawesh Road, Shaniwar Peth, Karveer, Kolhapur-416002, No.7) Mr. Pratik Uttam Gandhi, S/o.Uttam Sonmal Gandhi, Plot No.73, Babethwar, Pratibhanagar Holling Society, Pratibhanagar Mall Bus Stop, Rajarampuri, Kolhapur-416008.</b>		<b>Schedule - F : (Property Owned by M/s. Shri Mahalaxmi Steel Industries)</b> All the piece and parcel of the Land lying within the limit of Honble Sub-Registrar Karveer, Taluka Karveer, District Kolhapur and within the local limit of Gramapanchayath Village, Mouje Uchgaon, the Property situated at the Plot No.10 at R.S.No.269/2B/1, Area admeasuring H.0.06.27 R (7,255 sq.ft.) is <u>Bounded as under :</u> To the East : Colony Road, To the West : Plot No.11, To the South : Govt.Road, To the North : Plot No.18.				
<b>Immovable Property Mortgaged to our Bank</b> <b>Schedule - A : (Property Owned by M/s. Shri Mahalaxmi Steel Industries)</b> All the piece and parcel of the land lying within the limit of Honble Sub-Registrar Karveer, Taluka Karveer, District Kolhapur and within the local limit of Gramapanchayath Village, Uchgaon, the Property situated at the Northern side of R.S.No.308-1B, Area admeasuring H.0.40 R is <u>bounded as under:</u> To the East : Mudashingi Border, To the West : Property from the R S No.308-A, To the South : Property from the Same R.S.No.308-1B, To the North : Kolhapur - Rendal Road.		<b>Reserve Price : Rs.76,00,000/-</b> <b>(Rupees Seventy Six Lakh only)</b>				
<b>Reserve Price : Rs.4,30,00,000/-</b> <b>(Rupees Four Crore Thirty Lakh only)</b>		<b>Schedule - G : (Property Owned by M/s. Shri Mahalaxmi Steel Industries)</b> All the piece and parcel of the Land lying within the limit of Honble Sub-Registrar Karveer, Taluka Karveer, District Kolhapur and within the local limit of Gramapanchayath Village, Mouje Uchgaon, the Property situated at the Plot No.53 at R.S.No.267/44 area admeasuring H.0.04.65 R (7,705 sq.mtrs.) is <u>Bounded as under :</u> To the East : Plot No.57 and Road, To the West : Plot No.57, To the South : Plot No.52, To the North : Plot No.54.				
<b>Schedule - B : (Property Owned by M/s. Shri Mahalaxmi Steel Industries)</b> All the piece and parcel of the land lying within the limit of Honble Sub-Registrar Karveer, Taluka Karveer, District Kolhapur and within the local limit of Gramapanchayath Village, Mouje Gad Mudshingi, the Property situated at R.S.No.392-A/2, Plot No.2 Area admeasuring 2,517 Sq.Mtrs. is <u>Bounded as under:</u> To the East : Kolhapur - Hupri Road, To the West : Other property Proposed Borrower, To the South : Property from the R S No. 392/A/2, Plot No.3, To the North : Property from the R.S. No. 392/A/2, Plot Nos. 1 & 4.		<b>Reserve Price : Rs.1,04,00,000/-</b> <b>(Rupees One Crore Four Lakh only)</b>				
<b>Schedule - C : (Property Owned by M/s. Shri Mahalaxmi Steel Industries)</b> All the piece and parcel of the land lying within the limit of Honble Sub-Registrar Karveer, Taluka Karveer, District Kolhapur and within the local limit of Gramapanchayath Village, Mouje Gad Mudshingi, the Property situated at R.S.No.392-A/1 Hissa No.1, area admeasuring H.0.52.56 R out of the total area admeasuring H.0.97.24 R is <u>Bounded as under:</u> To the East : Kolhapur - Hupri Road, To the West : Border of Village Uchgaon, To the South : Remaining portion of the R S No. 392/A/1, To the North : Property from the R S No. 392/A/2.		<b>AUCTION DETAILS</b> <table><tr><th>Date of Tender-cum-Auction Sale</th><th>Venue</th></tr><tr><td><b>23-05-2025</b></td><td><b>City Union Bank Limited, Kolhapur Branch,</b> 520/2, 'E' Ward, S.L. Benadikar Path, Near CBS, Shahupuri, Kolhapur - 416001. Telephone No.0231-2667607, Cell No.9325007326.</td></tr></table>	Date of Tender-cum-Auction Sale	Venue	<b>23-05-2025</b>	<b>City Union Bank Limited, Kolhapur Branch,</b> 520/2, 'E' Ward, S.L. Benadikar Path, Near CBS, Shahupuri, Kolhapur - 416001. Telephone No.0231-2667607, Cell No.9325007326.
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<b>Reserve Price : Rs.2,10,00,000/-</b> <b>(Rupees Two Crore Ten Lakh only)</b>		<b>Terms and Conditions of Tender-cum-Auction Sale :</b> (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 <b>The Manager, City Union Bank Limited, Kolhapur Branch, 520/2, 'E' Ward, S.L. Benadikar Path, Near CBS, Shahupuri, Kolhapur - 416001.</b> (3) The intending bidders should submit their bids only in the Tender Form prescribed in sealed envelopes addressed to <b>The Authorised Officer, City Union Bank Ltd.,</b> 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 <b>12.00 Noon</b> on the date of Tender-cum-Auction Sale hereby notified. (4) For inspection of the property and other particulars, the intending purchaser may contact <b>Telephone No.0231-2667607, Cell No.9325007326.</b> (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 <b>01.00 p.m.</b> 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 <b>25% (inclusive of EMD paid)</b> of the sale amount <b>immediately</b> on completion of sale and the balance amount of <b>75%</b> within <b>15 days</b> from the date of confirmation of sale, failing which the initial deposit of <b>25%</b> 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.				
<b>Reserve Price : Rs.5,09,00,000/-</b> <b>(Rupees Five Crore Nine Lakh only)</b>		<b>Place : Kumbakonam, Date : 15-04-2025</b>				
<b>Schedule - D : (Property Owned by M/s. Shri Mahalaxmi Steel Industries)</b> All the piece and parcel of the land lying within the limit of Honble Sub-Registrar Karveer, Taluka Karveer, District Kolhapur and within the Local limit of Gramapanchayath Village, Uchgaon, the Property situated at Northern side of the R.S.No. 308-1B/1, Area admeasuring H.0.41 R is <u>Bounded as under:</u> To the East : Mudshingi Border, To the West: Property from the R.S.No.308-A, To the South : Property from the same R.S.No.308-1B/1, To the North : Property from the same R.S.No.308-1B/1.		<b>Authorized Officer</b>				
<b>Reserve Price : Rs.3,31,00,000/-</b> <b>(Rupees Three Crore Thirty One Lakh only)</b>		<b>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</b>				

D:\2025\Apr\_25\CUB\CUB-Ten\Shri Mahalaxmi Steel Industries\_ (Ten)\_Kolhapur\_Hupari Road)\_ (Eng)\_15-04-2025 Size :16 x 18 cm (Kalyan)