



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. A. Saurabh Anna Chaudhari, S/o, Mr. K. Anna Chaudhari, No.B/104, 1st Floor, Datta Krupa Tower, Ganesh Nagar, Shivaji Path, Dombivili West - 421202. No.2) Mr. A. Vikram Anna Chaudhari, S/o, Mr. K. Anna Chaudhari, No.B/104, 1st Floor, Datta Krupa Tower, Ganesh Nagar, Shivaji Path, Dombivili West - 421202. No.3) Mr. K. Anna Kurma Chaudhari, S/o, Mr. Kurma Chaudhari, No.B/104, 1st Floor, Datta Krupa Tower, Ganesh Nagar, Shivaji Path, Dombivili West - 421202. No.4) Mrs. A.Surekha Anna Chaudhari, W/o, Mr. K. Anna Chaudhari, No.B/104, 1st Floor, Datta Krupa Tower, Ganesh Nagar, Shivaji Path, Dombivili West - 421202.

Outstanding Liability Amount : Rs.50,75,613/- (Rupees Fifty Lakh Seventy Five Thousand Six Hundred and Thirteen only) as on 02-03-2025 plus accrued interest to be charged from 03-03-2025 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
<div>Schedule - A : (Property Owned by Mr. A. Saurabh Anna Chaudhari & A.Vikram Anna Chaudhari, Sons of Mr. K. Anna Chaudhari)</div> <div>All that piece and parcel of Flat No.401, Fourth Floor admeasuring 350 Sq.ft., and Flat No.402 Fourth Floor admeasuring 364 Sq.ft. In the Building Known as "Sai Ship" Lying and being at Survey No.344, Hissa No.7 and Survey No.79, in the Revenue Village Navagaon, Taluka Kalyan, District Thane within the Registration Sub-District Kalyan, District Thane and Within the limits of Kalyan-Dombivili Municipal Corporation, Owned by Mr. Saurabh Anna Chaudhari and Mr. Vikram Anna Chaudhari, Boundaries:- East - Building, West - Building, North - Building, South - Road.</div>	₹ 45,00,000/- (Rupees Forty Five Lakh only)	06-05-2025 at 01.00 p.m.

PART - 2

Name of the Borrowers: No.1) M/s. V J Pethani and Co., at Shop No.5, Sadhana Samdhan Society, Dombivili West, Thane - 421202. No.2) Mr. Viral Jagdish Pethani, S/o, Jagdish M. Pethani, at 206, Arun Joshi Building, Adrushya Krupa, Ganesh Nagar Vir Jijamata Path, Dombivili West - 421202. No.3) Mrs. Bhavna Jagdish Pethani, W/o. Jagdish Pethani, at 206, Arun Joshi Building, Adrushya Krupa, Ganesh Nagar Vir Jijamata Path, Dombivili West - 421202.

Outstanding Liability Amount : Rs.38,68,811/- (Rupees Thirty Eight Lakh Sixty Eight Thousand Eight Hundred and Eleven only) as on 02-03-2025 plus accrued interest to be charged from 03-03-2025 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:501912090015021) dated 03-09-2020 requested by No. 1, of you represented by No. 2 of you as Proprietor for the facility for a total amount of Rs.1,28,000/- at a ROI of 13.75% The same has been also Classified as NPA on 26-01-2021 and the outstanding balance as on 02-03-2025 is Rs.2,40,042/- plus further interest and penal interest of 2.00% with monthly rests to be charged from 03-03-2025 till the date of realization

Description of the Immovable Property Mortgaged to our Bank	Reserve Price	Date & Time of Auction
<div>Property Owned by Mr. Viral Jagdish Pethani, S/o, Jagdish M. Pethani & Mrs. Bhavna Jagdish Pethani, W/o, Jagdish Pethani</div> <div>Having Flat No.503, Fifth Floor, C Wing in the building known as Arjun Heights land bearing Survey No.118, Hissa Number 1A, area admeasuring 1,240 Sq.Mtrs, in the Revenue Village Katai, Taluka Kalyan, District Thane, within the Registration Sub-District Kalyan and within the limits of Kalyan, Dombivili Municipal Corporation.</div>	₹ 15,00,000/- (Rupees Fifteen Lakh only)	06-05-2025 at 02.00 p.m.

PART-3

Name of the Borrowers: No.1) Mr. Ganesh Haridas Hiwale, S/o, Mr. Haridas Hiwale, at Flat No.105, 1st Floor, B - Wing, Shri Siddhi CHSL, Behind Sagar Hotel, Village Golavali, Kalvan Shil R.D., Dombivili (East), Thane District - 421203. Also at, Mr. Ganesh Haridas Hiwale, S/o, Mr. Haridas Hiwale, No.2, Room No.9, Tulshiram Patilchawl, Dawdi Road, Golavali, Dombivili (East), Thane District - 421203. No.2) M/s. Auto Power Controls, at Flat No.1, B - Wing / 105, Shri Siddhi Society, Dombivili (East), Thane District - 421203. No.3) Mrs. Aswini Ganesh Hiwale, W/o, Mr. Ganesh Haridas Hiwale, at Flat No.105, 1st Floor, B - Wing, Shri Siddhi CHSL, Behind Sagar Hotel, Village Golavali, Kalvan Shil R.D., Dombivili (East), Thane District - 421203. Also at, Mrs. Aswini Ganesh Hiwale, W/o, Ganesh Haridas Hiwale, No.2, Room No.9 Tulshiram Patilchawl, Dawdi Road, Golavali, Dombivili (East), Thane District - 421203.

Outstanding Liability Amount : Rs.15,62,871/- (Rupees Fifteen Lakh Sixty Two Thousand Eight Hundred and Seventy 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
<div>(Property Owned by Mr. Ganesh Haridas Hiwale, S/o, Mr. Haridas Hiwale)</div> <div>All that piece and parcel of Flat No.105, 1st Floor, B - Wing Area admeasuring 430 Sq.ft., Siddhi Apartment, Old Survey No.79, Hissa No.12, Village Golavali, Dombivili East, Taluka Kalyan, District Thane and within Registration and Sub-Registration Kalyan, District Thane and within the limits of Golavali Grampanchayat, Boundaries of the Property:- East - Petrol Pump, West - Building, North - Compound, South - Under Construction Building.</div>	₹ 18,00,000/- (Rupees Eighteen Lakh only)	06-05-2025 at 03.00 p.m.

PART -4

Name of the Borrowers: No.1) M/s. Global Enterprises, A-3, Sai Krupa Building, Kopar Cross Road, Shastri Nagar, Near KDMC Hospital, Dombivili - 421202. No.2) Mr. Prashant K. Khona, S/o, Mr. Kushal Raayachand Khona, A-3, Sai Krupa Building, Kopar Cross Road, Shastri Nagar, Near KDMC Hospital, Dombivili West - 421202. No.3) Mrs. Aarti P. Khona, W/o. Mr. Prashant K. Khona, A-3, Sai Krupa Building, Kopar Cross Road, Shastri Nagar, Near KDMC Hospital, Dombivili West - 421202. No.4) Mr. Kushal Raayachand Khona, A-3, Sai Krupa Building, Kopar Cross Road, Shastri Nagar, Near KDMC Hospital, Dombivili West - 421202.

Note: That our 223-Mumbai - Dombivili Branch has also extended financial assistance (CREDIT CARD AGAINST LOAN:512120020018934) dated 31-05-2018 requested by No 2, of you for the facility for a total amount of Rs. 1,00,000/- at a ROI of 0% and the balance outstanding as on 02-03-2025 is Rs.2,05,305/-

Outstanding Liability Amount : Rs.59,66,332/- (Rupees Fifty Nine Lakh Sixty Six Thousand Three Hundred and Thirty Two only) as on 02-03-2025 plus accrued interest to be charged from 03-03-2025 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
<div>Property - I : (Property Owned by Mr. Prashant K. Khona, S/o, Mr. Kushal Raayachand Khona)</div> <div>All that piece and parcel of Flat No.601, 6th Floor, admeasuring 540 Sq.ft. in the building known as "Neelkanth Heights" lying and being at Survey No.65, Hissa No.5 Part, Plot No.28 in the revenue Village-Nandivli, Taluka-Kalyan, District : Thane within the Registration Sub-District Kalyan, District Thane and within the limits of Kalyan Dombivili Municipal Corporation owned by Prashant K. Khona.</div>	₹ 35,00,000/- (Rupees Thirty Five Lakh only)	06-05-2025 at 04.00 p.m.
<div>Property - II : (Property Owned by Mr. Kushal Raayachand Khona)</div> <div>All that piece and parcel of Flat No.101 on the 1st Floor admeasuring 350 Sq.ft. Bullup Area in the building known as "Dlp Niwas CHSL", Kopar Road, behind KDMC Hospital, Shastri Nagar, New Dombivili, Thane District, lying and being at Survey No.37 Hissa No.9 Part, Old Survey No.4 Part) admeasuring 645 Sq.yards in the Revenue Navi Dombivili Taluka Kalyan and District Thane within Registration Sub-District Kalyan, District Thane and within the limits of Kalyan-Dombivili Municipal Corporation.</div>	₹ 23,00,000/- (Rupees Twenty Three Lakh only)	06-05-2025 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, Maharashtra, 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, Maharashtra. (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 and 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 properties 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 : 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

Size : 12 x 35 cm (Kalyan)
D:\2025\CUB\Mar_25\CUB-Ten\Saurable Anna, V.J.Pethani, Ganesh Haridas Hiwale, Global Enterprises, (Re_Ten)_ (Thane_Mumbai Kalyan)_ (Eng)_04-03-2025