



CITY UNION BANK LIMITED

Credit Recovery and Management Department

Administrative Office : No. 24-B, Gandhi Nagar, Kumbakonam - 612001.

E-Mail id : crmd@cityunionbank.in, Ph : 0435-2432322, Fax : 0435-2431746

TENDER-CUM-AUCTION SALE NOTICE UNDER SARFAESI ACT 2002

Size : 12 x 23 cm.



The following properties 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 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) Mrs. Damyanti Akash Bhoir (Also legal heir of Late Chhakula Akash Bhoir), W/o. Akash Bhoir, Mankoli, Anjur, Bhiwandi, Thane - 421302. No.2) Mr. Karan Akash Bhoir (Legal heir of Late Chhakula Akash Bhoir), S/o. Akash Bhoir, Mankoli, Anjur, Bhiwandi, Thane - 421302.

Outstanding Liability Amount : Rs.21,72,459/- (Rupees Twenty One Lakh Seventy Two Thousand Four Hundred and Fifty Nine only) as on 21-04-2025 together with further interest to be charged from 22-04-2025 onwards, other expenses and 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
(Property Owned by Late Chhakula Akash Bhoir Now Represented by : Mrs. Damyanti Akash Bhoir & Mr. Karan Akash Bhoir as his legal heirs) All that piece or parcel of Residential Flat No.304, Third Floor, admeasuring 550 sq.ft. built up Area, Building No.8 in the Building known as "SKP REGENCY", Lying and being at Survey Nos.6/8,6/5 (Part), 6/5A, situated at Village Mankoli, Taluka Bhiwandi, District Thane, within the Registration Sub-District Bhiwandi, District Thane and within the limits of Grampanchayat Mankoli. Boundaries : East - Road, West - Building, North - Road, South - Building.	₹ 26,00,000/- (Rupees Twenty Six Lakh only)	02-06-2025 at 01.00 p.m.

PART - 2

Name of the Borrowers: No.1) Mr.Subhash Barkya Bhoir (Also legal heir of Late Geeta Subhash Bhoir), S/o.Barkya Bhiva Bhoir, Sadguru Krupa, Mankoli Naka, Anjur, Bhiwandi, Thane District - 421302. No.2) Mr.Mayur Subhash Bhoir (Legal heir of late Geeta Subhash Bhoir), S/o.Subhash Barkya Bhoir, Sadguru Krupa, Mankoli Naka, Anjur, Bhiwandi, Thane District - 421302. No.3) Mr.Tushor Subhash Bhoir (Legal heir of Late.Geeta Subhash Bhoir), S/o.Subhash Barkya Bhoir, Sadguru Krupa, Mankoli Naka, Anjur,Bhiwandi, Thane District-421302. No.4) Mr.Prapti Subhash Bhoir (Legal heir of Late Geeta Subhash Bhoir), D/o.Subhash Barkya Bhoir, Sadguru Krupa, Mankoli Naka, Anjur, Bhiwandi, Thane District - 421302.

Outstanding Liability Amount : Rs.34,22,388/- (Rupees Thirty Four Lakh Twenty Two Thousand Three Hundred and Eighty Eight only) as on 21-04-2025 together with further interest to be charged from 22-04-2025 onwards, other expenses and 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
Schedule - A : (Property Owned by Mr.Subhash Barkya Bhoir S/o. Mr. Barkya Bhiva Bhoir) All that piece or Parcel of : Flat No.114, on the First Floor, A Wing, Admeasuring 560 sq.ft. Built up Area, Grampanchayat House No.447/5, in the Building known as "TEK VALLEY PHASE - 1", Mankoli, Taluka Bhiwandi, District Thane, lying and being at Survey No.11, situated at Revenue Village Mankoli, Taluka Bhiwandi, District Thane, within the Registration, Sub - Registration District Bhiwandi and District, Thane and within the limits of Grampanchayat Mankoli. Boundaries : East - Building, West - Building, North - Road, South - Building.	₹ 26,00,000/- (Rupees Twenty Six Lakh only)	02-06-2025 at 02.00 p.m.
Schedule - B : (Property Owned by Late Geeta Subhash Bhoir (Now Represented by : Mr. Subhash Barkya Bhoir, Mr. Mayur Subhash Bhoir, Mr. Tushor Subhash Bhoir & Mr. Prapti Subhash Bhoir as her legal heirs) All that piece or parcel of Flat No.02, on the Ground Floor, Area admeasuring 330 Sq.ft. built up Area, Grampanchayat House No.87, in the Building known as "LAXMAN APARTMENT", Mankoli, Taluka Bhiwandi, District Thane, Lying and being at Gaonthan Plot No.87, situated at Revenue Village Mankoli, Taluka Bhiwandi, District Thane, within the Registration, Sub - Registration District Bhiwandi and District Thane and within the limits of Grampanchayat Mankoli. Boundaries of the Property: East - Building, West - Building, North - Road, South - Building.	₹ 15,00,000/- (Rupees Fifteen Lakh only)	02-06-2025 at 02.00 p.m.

Venue of Tender-cum-Auction : City Union Bank Limited, Mumbai-Kalyan Branch, No.1-E, Ramakrishna Nagar, Murbad Road, Kalyan West, Mumbai, Thane - 421304. Telephone No.0251-2203222, Cell No.9325054252

Terms and Conditions of 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, No.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 and on or before 01.00 p.m. for PART - 2.** (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.** 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 : 23-04-2025

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