



# 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) M/s. Mahalaxmi Traders, 1st Floor, Gurukrupa Bunglow, Star Colony, Dombivili (E), Thane District - 421203. No.2) Ms. Salvi Varsha Prakash, D/o. Bakul Banda Khot, 1st Floor, Gurukrupa Bunglow, Star Colony, Dombivili (E), Thane District - 421203. No.3) Mrs.S. Patil Madhurami, 1st Floor, Gurukrupa Bunglow, Star Colony, Dombivili (E), Thane District - 421203.

**Outstanding Liability Amount :** Rs.15,76,819/- (Rupees Fifteen Lakh Seventy Six Thousand Eight Hundred and Nineteen only) as on 27-04-2025 plus accrued interest to be charged from 28-04-2025 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
<b>(Property Owned by Ms. Salvi Varsha Prakash, D/o. Bakul Banda Khot)</b> All that piece and parcel of Shop No.S-10, on the Ground Floor, admeasuring 190 Sq.ft., built-up Area, In the B-Wing of building known as Lodha Heritage Vastu, Dombivili East, lying and being at Survey No.242 and Survey No.31, in the Revenue Village - Bhopar, Taluka Kalyan and District Thane, within the Registration Sub-District Kalyan, District Thane and within the limits of Kalyan Municipal Corporation.	₹ 14,00,000/- (Rupees Fourteen Lakh only)	02-07-2025 at 01.00 p.m.

### PART - 2

**Name of the Borrowers:** No.1) M/s. Sweta Textiles at MH No.1417/6, Gayatri Nagar, New Kaneri, Kamruthi Compound, Khadan Road, Bhiwandi, Thane District - 421302. No.2) Mr. Prakash Narayan Tatipamula, S/o. Narayan Tatipamula at Flat No.11, Second Floor, Jamal Building, MH No.1382, New Kaneri, Kamatghar, Bhiwandi, Thane District - 421302. No.3) Mrs. Rekha Prakash Tatipamula, W/o. Prakash Narayan Tatipamula at Flat No.11, Second Floor, Jamal Building, MH No.1382, New Kaneri, Kamatghar, Bhiwandi, Thane District - 421302. No.4) M/s. Gayatri Travels at No.1382/A/211, Jamal Building, New Kaneri, Bhiwandi, Thane District - 421302.

**Outstanding Liability Amount :** Rs.1,05,96,894/- (Rupees One Crore Five Lakh Ninety Six Thousand Eight Hundred and Ninety Four only) as on 11-03-2025 plus accrued interest to be charged from 12-03-2025 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:501812080060010) dated 04-01-2020 requested by No.2. of you for which No.3 of you stood as Co-obligant and No.3 of you stood as Guarantor for the facility for a Total Amount of Rs.18,50,000/- at a ROI of 15%. The same has been also classified as NPA on 04-01-2021 and the outstanding balance as on 11-03-2025 is Rs.42,09,435/- (Rupees Forty Two Lakh Nine Thousand Four Hundred and Thirty Five only) plus further interest and penal interest of 2.00% with monthly rests to be charged from 12-03-2025 till the date of realization.

Description of the Immovable Properties Mortgaged to our Bank	Reserve Price	Date & Time of Auction
<b>Schedule - A : (Property Owned by Mr. Prakash Narayan Tatipamula, S/o. Narayan Tatipamula)</b> Flat No.11, on the Second Floor, area admeasuring 608 Sq.Ft., built up area in the building known as Jamal Building, M.H.No.1382, New Kaneri, Bhiwandi, Thane District, lying and being at Survey No.48, Hissa No.5 (P) in the Kamatghar Revenue Village, Bhiwandi Taluka, Thane District and within the limits of Bhiwandi Nijampur Municipal Corporation.	₹ 11,00,000/- (Rupees Eleven Lakh only)	02-07-2025 at 02.00 p.m.
<b>Schedule - B : (Property Owned by Mr. Prakash Narayan Tatipamula S/o. Narayan Tatipamula &amp; Mrs. Rekha Prakash Tatipamula, W/o. Prakash Narayan Tatipamula)</b> Patra Shed Power Loom Gala, on Ground Floor, Area admeasuring 138 Sq.Mts. Area, M.H.No.1417-6, New Kaneri, Bhiwandi, Thane District, lying and being at Survey No.48, Hissa No.35, Plot No.5(P), in the Kamatghar Revenue Village, Bhiwandi Taluka and Thane District and within the limits of Bhiwandi Nijampur Municipal Corporation.	₹ 25,00,000/- (Rupees Twenty Five Lakh only)	02-07-2025 at 02.00 p.m.

### PART - 3

**Name of the Borrowers:** No.1) Mr. Girish Bhikaji Godambe, S/o. Mr. Bhikaji Shivram Godambe, At 2, Siddhivinayak Chawl, Subhash Road, Near Tri Sangam Society, Chincholi Pada, Dombivili West, Thane - 421202. No.2) Mrs. Bhagyashree Bhikaji Godambe, W/o. Mr. Bhikaji Shivram Godambe, At 2, Siddhivinayak Chawl, Subhash Road, Near Tri Sangam Society, Chincholi Pada, Dombivili West, Thane - 421202. No.3) Mr. Bhikaji Shivram Godambe, At 2, Siddhivinayak Chawl, Subhash Road, Near Tri Sangam Society, Chincholi Pada, Dombivili West, Thane - 421202.

**Outstanding Liability Amount :** Rs.27,24,875/- (Rupees Twenty Seven Lakh Twenty Four Thousand Eight Hundred and Seventy Five only) as on 27-04-2025 plus accrued interest to be charged from 28-04-2025 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
<b>(Property Owned by Mr. Girish Bhikaji Godambe, S/o. Mr. Bhikaji Shivram Godambe &amp; Mrs. Bhagyashree Bhikaji Godambe, W/o. Mr. Bhikaji Shivram Godambe)</b> Flat No.406, admeasuring 575 Sq.ft., Built-up Area, on 4th Floor in the building called Vasant Heights lying, being & situated at City Survey Nos.1759, 1778, 1779, 1780 & 1781 of Revenue Village Azade Golavali, Dombivili (East), Taluk Kalyan, District Thane. Towards East - Road, Towards West - Building, Towards North - Building, Towards South - Building.	₹ 15,00,000/- (Rupees Fifteen Lakh only)	02-07-2025 at 03.00 p.m.

### PART - 4

**Name of the Borrowers:** No.1) M/s. Om Shraddha Saburi Construction, Shop No.1, Siddhivinayak Apartment, Opp. to Ganapathi Mandir, Desale Road, Bhopar Road, Nandivali, Dombivili (East), Dist., Thane - 421 201. No.2) Mrs. Jyothi Shankar Parithe, W/o. Late Shankar V Parithe, Flat No.201 and 208, Second Floor, B Wing, Ramachandra Park, Nandivali, Sagaon, Dombivili (East), Dist. Thane - 421 201. No.3) Mrs. Jyothi Shankar Parithe, W/o. Late Shankar V Parithe, Legal heir of Late Shankar V Parithe, Flat No.201 and 208, Second Floor ,B Wing, Ramachandra Park, Nandivali, Sagaon, Dombivili (East), Dist. Thane - 421 201. No.4) Ms. Mayuri Shankar Parithe, D/o. Late Shankar V Parithe, Legal heir of Late Shankar V Parithe, Flat No.201 and 208, Second Floor, B Wing, Ramachandra Park, Nandivali, Sagaon, Dombivili (East), Dist. Thane. No.5) Mr. Mayuresh Shankar Parithe, S/o. Late Shankar V Parithe, Legal heir of Late Shankar V Parithe, Flat No.201 and 208, Second Floor, B Wing, Ramachandra Park, Nandivali, Sagaon, Dombivili (East), Dist. Thane. No.6) Mrs. Haushabai Bai Parithe, W/o. Mr. Vithal S Parithe, Legal heir of Late Shankar V Parithe, Chawl No.3, Room No.16, Sadgurunagar, Banjara Colony, Near Pencil Factory, Ulhasnagar - 4, Thane - 421 004.

**Outstanding Liability Amount :** Rs.59,97,873/- (Rupees Fifty Nine Lakh Ninety Seven Thousand Eight Hundred and Seventy Three only) as on 28-04-2025 plus accrued interest to be charged from 29-04-2025 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
<b>(Property Owned by Late Shankar V Parithe)</b> <b>Item No.1 :</b> All that piece and parcel of : Flat No.201, on the Second Floor, B Wing admeasuring 390 Sq.ft. situated in the building known as Ramachandra Park Mouje Nandivali, Taluka Kalyan, Thane District, lying and being at Survey No.68, Hissa No.P, in the revenue Village Nandivali, Taluka Kalyan, Thane District, within the limits of Nandivali (more particularly described in the schedule). <b>Boundaries :</b> East- Road, West - Building, North - Building, South - Building.	₹ 18,00,000/- (Rupees Eighteen Lakh only)	02-07-2025 at 04.00 p.m.
<b>(Property Owned by Late Shankar V Parithe)</b> <b>Item No.2 :</b> Flat No.208, on the Second Floor, B wing, admeasuring 320 Sq.ft. of Ramachandra Park, Mouje Nandivali, Taluka Kalyan, Thane District, lying and being at Survey No.68, Hissa No.P, in the Revenue Village Nandivali, Taluka Kalyan, Thane District, within the limits of Nandivali and more particularly described in the schedule. <b>Boundaries :</b> East - Road, West - Building, North - Building, South - Building.	₹ 15,00,000/- (Rupees Fifteen Lakh only)	02-07-2025 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, India - 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 : 30-05-2025

**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.

