

RE-TENDER-CUM-AUCTION SALE NOTICE UNDER SARFAESI ACT 2002

The following property/ies 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 a sum of **Rs. 63,34,049/- (Rupees Sixty Three Lakh Thirty Four Thousand and Forty Nine only)** as on **18-10-2024** together with further interest to be charged from **19-10-2024** onwards and other expenses, any other dues to the Bank by the borrowers / guarantors **No.1) M/s. S.B. Industries at H.No.490, Vitthal Nagar, Opp. Ratan Cinema, Narpal, Bhiwandi, District Thane - 421302. Also at, M/s. S.B. Industries at 1614, Laxmi Bai Compound, Near Sai Baba Shelar, Bhiwandi, Thane - 421302. No.2) Mr. Sandip B. Patil, S/o. Baliram S. Patil at 116, Tanasa Pipeline Road, Lap, Kh. Padgha, Bhiwandi, Thane District - 421101. No.3) Mrs. Sanjana S. Patil, W/o. Sandip B. Patil at 116, Tanasa Pipeline Road, Lap, Kh. Padgha, Bhiwandi, Thane District - 421101. No.4) M/s. Ajay Tex at H.No.1614/4, Laxmibai Compound, Near Apna Nagar, Lade Road, Shelar Village, Bhiwandi, Thane - 421101. No.5) Ms. A. Anjali Ajay, D/o. Ajay B. Patil at No.116, Tanasa Pipeline Road, Padgha, Bhiwandi, District Thane - 421101. No.6) Mr. Ajay B. Patil, S/o. Baliram S. Patil at No.116, Tanasa Pipeline Road, Padgha, Bhiwandi, District Thane - 421101. No.7) Mr. Vijay B. Patil, S/o. Baliram S. Patil at No.116, Tanasa Pipeline Road, Padgha, Bhiwandi, District Thane - 421101.**

Note : That our **270-Mumbai-Kalyan Branch** has also extended Financial Assistance (CREDIT CARD AGAINST LOAN : 512120020030408) dated **26-03-2019** requested by No.4 of you represented by No. 5 of you as Proprietrix for which No.5 of you stood as Co-obligant for the facility for a total amount of **Rs.1,00,000/-** at a ROI of **18.00%**. The same has been also classified as **NPA** on **30-11-2020** and the outstanding balance as on **18-10-2024** is **Rs.2,16,844/-** plus further interest and penal interest of **2.00%** with monthly rests to be charged from **19-10-2024** till the date of realization.

Immovable Property Mortgaged to our Bank

(Property Owned by Mr. Ajay B. Patil, S/o. Baliram S. Patil,

Mr. Vijay B. Patil, S/o. Baliram S. Patil & Mr. Sandip B. Patil, S/o. Baliram S. Patil)
Patra Shed Power Loom Gala No.4, admeasuring 1,883 sq.ft. build up Area in the Revenue Village Shelar, Bhiwandi, District Thane. Lying and being at New Survey No.35, Hissa No.1, Old Survey No.41 and Hissa. No.1 in the Revenue Village - Shelar Taluka Bhiwandi and District - Thane within the Registration Sub-District Bhiwandi, District Thane and within the limits of Bhiwandi Nizampur Municipal Council. On or towards the East - by Property of Survey No.35/1, On or towards South - by Patrashed Gala, On or Towards West - by 20 ft. Road, On or Towards North - by Patra Shed Gala.

Reserve Price : Rs.23,00,000/-

(Rupees Twenty Three Lakh only)

RE-AUCTION DETAILS

Date of Re-Tender-cum-Auction Sale	Venue
06-09-2025	City Union Bank Limited, Mumbai-Kalyan Branch, No.1-E, Ramakrishna Nagar, Murbad Road, Kalyan West, Mumbai, Thane - 421304. Telephone No.0251-2203222, Cell Nos.9325054252, 8925964908.

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, 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** on the date of Tender-cum-Auction Sale hereby notified. (4) For inspection of the property and other particulars, the intending purchaser may contact **Telephone No.0251-2203222, Cell Nos.9325054252, 8925964908.** (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.** 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 the 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 : 08-08-2025

Authorised Officer

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