



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

Size : 8 x 27 cm.

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.4,68,99,723/- (Rupees Four Crore Sixty Eight Lakh Ninety Nine Thousand Seven Hundred and Twenty Three only)** as on **10-07-2025** together with further interest to be charged from **11-07-2025** onwards, other expenses and any other dues to the bank by the borrowers / guarantors **No.1) M/s. AR Creation, Shop No.7, Sainath Colony, Near BK No.1911, Section 40, Ulhasnagar, District Thane - 421004. No.2) Mr. Mohd Mozahiddin Azad, S/o. Mr. Ansarul Azad Haque, Flat No.202, Radha Krishna Apartment, BK No. A-104, Room No.207, Kurla Camp, Ulhasnagar, District Thane - 421004. No.3) Mrs. Rashida Khatun M. Azad, W/o. Mr. Mohd Mozahiddin Azad, Flat No.202, Radha Krishna Apartment, BK No. A-104, Room No.207, Kurla Camp, Ulhasnagar, District Thane - 421004. No.4) Mrs. Nursaba Ansarul Azad, W/o. Mr. Ansarul Azad, Flat No.202, Radha Krishna Apartment, BK No. A-104, Room No.207, Kurla Camp, Ulhasnagar, District Thane - 421004. No.5) Ms. Raziya Ansarul Azad, D/o. Mr. Ansarul Azad, Flat No.202, Radha Krishna Apartment, BK No. A-104, Room No.207, Kurla Camp, Ulhasnagar, District Thane - 421004. No.6) M/s. RA Creation, Barack No.1927, Ravindra Nagar, Ulhasnagar, District Thane - 421004. No.7) M/s. Nursaba Enterprises, Near Barack No. 1894, On Plot Section 40, Ulhasnagar, District Thane - 421004. No.8) M/s. Raziya Impex, Shop No.2, Basement Floor, Laxmi Park Building, Kurla Camp Chowk, Ulhasnagar, District Thane - 421004.**

Immovable Properties Mortgaged to our Bank

Schedule - A : (Property Owned by Mr. Mohd Mozahiddin Azad, S/o. Mr. Ansarul Azad Haque and Mrs. Rashida Khatun M Azad, W/o. Mr. Mohd Mozahiddin Azad)

All that piece and parcel of : Flat No.202, on the Second Floor, admeasuring 641.00 sq.ft., builtup Area, in the building known as "Radha Krishna Apartment" which is constructed on Block No.A-104, Room No.207, bearing No.22854, Div. - G, Ulhasnagar - 421004, lying and being at Revenue Village Ulhasnagar Camp-4, Taluka Ambemath and District Thane and within the limits of Ulhasnagar Municipal Corporation.

Reserve Price : Rs.25,00,000/-
(Rupees Twenty Five Lakh only)

Schedule - B : (Property Owned by Mr. Mohd Mozahiddin Azad, S/o. Mr. Ansarul Azad Haque and Mrs. Rashida Khatun M Azad, W/o. Mr. Mohd Mozahiddin Azad)

All that piece and parcel of Shop No.2, on the basement Floor, admeasuring 1,400.00 sq.ft. Area, in the building known as "Laxmi Park", Ulhasnagar, District Thane, Lying and being at Plot of Room No.1833, Block No.C-917, City Survey No.24504, in the Revenue Ulhasnagar Camp-5, Taluk Ulhasnagar, District Thane, within the Registration Sub-District Ulhasnagar, District Thane and within the limits of Ulhasnagar Municipal Corporation.

Reserve Price : Rs.68,00,000/-
(Rupees Sixty Eight Lakh only)

Schedule - C: (Property Owned by Mrs. Nursaba Ansarul Azad, W/o. Mr. Ansarul Azad, Mrs. Rashida Khatun M Azad, W/o. Mr. Mohd Mozahiddin Azad and Ms. Raziya Ansarul Azad, D/o. Mr. Ansarul Azad)

Commercial premises having Shop No.1, on the basement Floor, admeasuring about 1,120 sq.ft. builtup Area, in the building known as "Abishek Residency" Ulhasnagar, lying and being CTS No.22837, on Block No.A-330, Room No.659, in the Revenue Village - Ulhasnagar Camp-4, Taluk Ulhasnagar and District Thane, within the Registration Sub-District Ulhasnagar Municipal Corporation.

Reserve Price : Rs.45,00,000/-
(Rupees Forty Five Lakh only)

RE-AUCTION DETAILS

Date of Re-Tender-cum-Auction Sale	Venue
06-09-2025	City Union Bank Limited, Mumbai-Kalyan Branch, 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, 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 : 11-08-2025

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