

TENDER-CUM-AUCTION SALE NOTICE UNDER SARFAESI ACT 2002

The following property/ies 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 a sum of **Rs.37,31,123/- (Rupees Thirty Seven Lakh Thirty One Thousand One Hundred and Twenty Three only)** as on **07-08-2025** together with further interest to be charged from **08-08-2025** onwards and other expenses, any other dues to the Bank by the borrowers / Guarantors **No.1) M/s. Prasad Enterprises, No.204, B-Wing, Nishant Building, Opp. Chintamani Hall, Parlikhar Vakar Road, Kalyan West, Thane District - 400301. Also at, M/s. Prasad Enterprises, Opp. Golden Walk Hotel, R.No.02, Matrukripa Sadan, Gandhari Gaon, Thane - 400602. No.2) Mrs. Chanda Laxman Karbhari (Also Legal Heirs of Late Mr. Laxman Sakham Karbhari), W/o. Late Mr. Laxman Sakham Karbhari, Matrukripa Sadan, Gandhari Gaon, Opp. Golden Walk Hotel, Kalyan Nashik Road, Kalyan West, Thane - 400602. No.3) Mr. Prasad Laxman Karbhari (Legal Heirs of Late Mr. Laxman Sakham Karbhari), S/o. Late Mr. Laxman Sakham Karbhari, Matrukripa Sadan, Gandhari Gaon, Opp. Golden Walk Hotel, Kalyan Nashik Road, Kalyan West, Thane - 400602. No.4) Mrs. Pratiksha Laxman Karbhari (Legal Heirs of Late Mr. Laxman Sakham Karbhari), D/o. Late Mr. Laxman Sakham Karbhari, Matrukripa Sadan, Gandhari Gaon, Opp. Golden Walk Hotel, Kalyan Nashik Road, Kalyan West, Thane - 400602.**

Immovable Properties Mortgaged to our Bank

Schedule - A : (Property Owned by Late Laxman Sakham Karbhari)

(Now Represented by : Mrs. Chanda Laxman Karbhari, Mr. Prasad Laxman Karbhari & Mrs. Pratiksha Laxman Karbhari as his Legal Heirs)

Shop No.03, on the Ground Floor, in the B Wing, an Admeasuring 1,700 Sq.Ft, built-up Area, in the Building Known as Sai Prasad Apartment, Bapgaon, Bhiwandi, District Thane, Lying and Being at Survey No.7, Hissa No.2C + 3B + 4B, in Revenue Village Bapgaon, Taluka Bhiwandi and District Thane, Within the Registration Sub-District Bhiwandi, District Thane and Within the Limits of Grampanchayat Bapgaon. Boundaries : East - Road, West - S.No.7, H.No.1+3+2A+3A, North - S.No.7, H.No.3C + 5C + 4A, South - S.No.7, H.No.2B.

Reserve Price : Rs.85,00,000/-

(Rupees Eighty Five Lakh only)

Schedule - B : (Property Owned by Late Laxman Sakham Karbhari)

(Now Represented by : Mrs. Chanda Laxman Karbhari, Mr. Prasad Laxman Karbhari & Mrs. Pratiksha Laxman Karbhari as his Legal Heirs)

Shop No.B/05, Ground Floor, in the B Wing, Sai Prasad Apartment, Near Gandhari Bridge Opp. Rutu Park New Nashik By-pass, Bapgaon, Kalyan (West) District Thane, Kalyan, Admeasuring 825 Sq.Ft. Built-up Area, Lying and Being at Survey No.7, Hissa No.2C+3B+4B, in the Revenue Village Bapgaon, Taluka Bhiwandi and District Thane, and Within the Limits of Bapgaon Grampanchayat, Registration District Thane, Sub Registration District Bhiwandi. Boundaries : East - Road, West - S.No.7, H.No.1+3+2A+3A, North - S.No.7, H.No.3C + 5C + 4A, South - S.No.7, H.No.2B.

Reserve Price : Rs.41,00,000/-

(Rupees Forty One Lakh only)

AUCTION DETAILS

Date of Tender-cum-Auction Sale	Venue
23-09-2025	City Union Bank Limited, Mumbai-Kalyan Branch, 1-E, Ramakrishna Nagar, Murbad Road, Kalyan West, Mumbai, Thane - 421304. Ph. No.0251-2203222, Cell Nos.9325054252, 8925964908.

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, 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 : 12-08-2025

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