

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.87,22,779/- (Rupees Eighty Seven Lakh Twenty Two Thousand Seven Hundred and Seventy Nine only)** as on **08-04-2025** together with further interest to be charged from **09-04-2025** onwards, other expenses and any other dues to the bank by the borrowers / guarantors **No.1) Mrs. Smita Pradeep Tondulkar, W/o. Pradeep Vasant Rao Tondulkar, at 7, Gangubhai Niwas, Mahatma Phule Road, Near Maratha Mandir, Ganesh Chowk, Dombivli West, Thane, Maharashtra - 421202. No.2) Mr. Pavan Pradeep Tondulkar, S/o. Pradeep Vasant Rao Tondulkar, at 7, Gangubhai Niwas, Mahatma Phule Road, Near Maratha Mandir, Ganesh Chowk, Dombivli West, Thane, Maharashtra - 421202. Also at, Mr. Pavan Pradeep Tondulkar, S/o. Pradeep Vasant Rao Tondulkar, Flat Nos.301 and 302, 3rd Floor, Om Residency, Shiv Shakti Nagar, Near Regency Estate, Davdi Gaon, Dombivli District, Thane - 421201.**

Immovable Properties Mortgaged to our Bank

Schedule - A : (Property Owned by Mrs. Smita Pradeep Tondulkar, W/o. Pradeep Vasant Rao Tondulkar & Mr. Pavan Pradeep Tondulkar, S/o. Pradeep Vasant Rao Tondulkar)

Residential Flat No. 507, on the 5th Floor, admeasuring 370 Sq. ft. Built-up Area, in the D-Wing, Building known as Mayureshwar Park, lying and being at S.No.27, Hissa No.4D, in the Revenue Village Bhooper, Dombivli (E) Kalyan - Dombivli, Thane, Maharashtra, India. Boundaries of the Property : East - Building, West - Building, North - Road, South - Building.

Reserve Price : Rs.11,00,000/-

(Rupees Eleven Lakh only)

Schedule - B : (Property Owned by Mrs. Smita Pradeep Tondulkar, W/o. Pradeep Vasant Rao Tondulkar & Mr. Pavan Pradeep Tondulkar, S/o. Pradeep Vasant Rao Tondulkar)

Residential Immovable Flat Property situated at Flat Nos. 301 and 302, admeasuring about 1,450 sq.ft. (600 + 850) Built-up Area, 3rd Floor, Om Residency, Shiv Shakti Nagar, Near Regency Estate, Survey No.24. Hissa No.5, Revenue Village Davadi Gaon, Dombivli East, District Thane. Kalyan - Dombivli, Thane, Maharashtra, India. Boundaries of the Property : East - Building, West - Building, North - Building, South - Road.

Reserve Price : Rs.45,00,000/-

(Rupees Forty Five Lakh only)

RE-AUCTION DETAILS

Date of Re-Tender-cum-Auction Sale	Venue
17-09-2025	City Union Bank Limited, Navi Mumbai Nerul (E) Branch, G26, B & C Hardware's Centurian, Plot No.88/91, Sector 19A, Nerul (E), Navi Mumbai, Thane - 400706. Telephone No.022-27703388, Cell Nos.9372286411, 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, Navi Mumbai Nerul (E) Branch, G26, B & C Hardware's Centurian, Plot No.88/91, Sector 19A, Nerul (E), Navi Mumbai, Thane - 400706.** (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:022-27703388, Cell Nos.9372286411, 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 : 22-08-2025

Authorised Officer

Regd. Office: 149, T.S.R. (Big) Street, Kumbakonam, Thanjavur District, Tamil Nadu - 612001, **CIN** - L65110TN1904PLC001287,

Telephone No.0435-2402322, Fax : 0435-2431746, Website: www.cityunionbank.com