

## 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.1,22,28,416/- (Rupees One Crore Twenty Two Lakh Twenty Eight Thousand Four Hundred and Sixteen only)** as on **08-04-2025** together with further interest to be charged from **09-04-2025** onwards and other expenses, any other dues to the Bank by the borrowers / Guarantors **No.1) M/s. Vikram Enterprise, Shop No.2, H.No.1851, Tarabai House, Arvind Colony, Manegaon, Ulhasnagar, Thane - 421304. No.2) M/s. Someshwar Enterprise, at Tarabhai House, Arvind Colony, Sahyadri Nagar, Manesagaon, Manere Village, Taluka Ambernath, Ulhasnagar, District Thane - 421004. No.3) Mr Ajay Vittal Joshi, (Also Legal Heir of Late Vitthal Tukaram Joshi), S/o. Late Vitthal Tukaram Joshi, at Shivalam Room No.298, Behind Vitthal Mandir, Atmandre, Poambarnath, Ulhasnagar, Thane - 421004. No.4) Mrs. Virushali Ajay Joshi, W/o. Ajay Vittal Joshi, at Shivalam Room No.298, Behind Vitthal Mandir, Atmandre, Poambarnath, Ulhasnagar, Thane - 421004. No.5) Mr. Vijay Vitthal Joshi, (Also Legal Heir of Late Vitthal Tukaram Joshi), S/o. Late Vitthal Tukaram Joshi, at House No.298, Shivalay Bunglow, Maneragaon, Near Vitthal Mandir, Ulhasnagar, Thane - 421004. No.6) Mrs. Pranali Vijay Joshi, W/o. Vijay Vitthal Joshi, at House No.298, Shivalay Bunglow, Maneragaon, Ulhasnagar - 421004.**

**Note :** That our **270-Mumbai-Kalyan Branch** has also extended financial assistance (CUB OSL SPECIAL-BR:501812080062492) dated **30-03-2020** requested by No 5. of you for which No.6 of you stood as Co-obligants for the facility for a total amount of **Rs. 10,50,000/-** at a ROI of **13%**. The same has been also classified as **NPA** on **30-12-2020** and the outstanding balance as on **08-04-2025** is **Rs. 21,19,947/-** plus further interest and penal interest of **2.00%** with monthly rests to be charged from **09-04-2025** till the date of realization.

### Immovable Property Mortgaged to our Bank

#### **Schedule - A : (Property Owned by Late Vitthal Tukaram Joshi, Represented by his Legal Heirs Mr. Ajay Vittal Joshi & Vijay Vitthal Joshi)**

All that piece and parcel of Carpet Area - 1,221 sq.ft., built up Area of Entire First Floor - 1,465 sq.ft. (20% loading on Carpet Area) as per Physical measurement the Carpet Area is 1,221 sq.ft. i.e. the built up Area is 1,465 sq. ft. (20% loading on Carpet Area) which is considered for the valuation, Block No.1811, Near Matan Market, Khata No.54/426/451, Ulhasnagar - 5, District Thane and Sub-Registration Ulhasnagar, District Thane, in the Revenue Village - Ulhasnagar Camp - 5, the said property is constructed prior to 1965 and is situated within the limits of Ulhasnagar Municipal Corporation and bounded as follows : On or towards East by : Hutments, On or towards South by : Hutments, On or Towards West by : Hutments, On or Towards North by : Road.

**Reserve Price : Rs.36,00,000/-**

**(Rupees Thirty Six Lakh only)**

#### RE-AUCTION DETAILS

Date of Re-Tender-cum-Auction Sale	Venue
<b>19-09-2025</b>	<b>City Union Bank Limited, Mumbai-Kalyan Branch,</b> 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 - 421 304.** (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 : 26-08-2025**

**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