



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

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

The following properties 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 the undermentioned security debts due to the Bank, together with further interest and other expenses, any other dues to the Bank by the borrowers / guarantors mentioned herein below:

PART - 1

Name of the Borrowers: No.1) M/s. Shiv Shakti Sweets and Farsan, At House No.123, Telipada Bhaji Market, Padma Nagar, Bhiwandi, Thane - 421302. No.2) Mr. Ramkumar Rameshwardas Agrawal, S/o. Rameshwardas P. Agarwal, at Apartments No.98, G 2, Varaladevi Road, N.R. Shankar Kirana Store, Mansarovar, Bhiwandi, Thane - 421302. No.3) Mrs. Pooja Ramkumar Agarwal, W/o. Ramkumar Rameshwardas Agrawal at Apartments No.98, G 2, Varaladevi Road, N.R. Shankar Kirana Store, Mansarovar, Bhiwandi, Thane - 421302

Outstanding Liability Amount : Rs.14,89,864/- (Rupees Fourteen Lakh Eighty Nine Thousand Eight Hundred and Sixty Four only) as on 08-04-2025 plus accrued interest to be charged from 09-04-2025 plus other expenses, any other dues to the Bank by the borrowers / guarantors.

Description of the Immovable Property Mortgaged to our Bank	Reserve Price	Date & Time of Auction
Schedule - A : (Property Owned by Mr. Ramkumar Rameshwardas Agrawal, S/o. Rameshwardas P. Agarwal & Mrs. Pooja Ramkumar Agarwal, W/o. Ramkumar Rameshwardas Agrawal) All that piece and parcel of Flat No.308 on Third Floor admeasuring 580.00 sq. ft. Built up area in the building known as Sai Shradha Apartment, Kalher, Bhiwandi, Thane District, lying and being at Survey No.72, Hissa No. 11, in the Revenue Village Kalher, Taluk Bhiwandi and District Thane, within the Registration Sub-District Bhiwandi, District Thane and within the limits of Bhiwandi Nijampur City Municipal Corporation. Boundaries: East - Road, West - Building, North - Building, South - Bungalow.	₹ 21,00,000/- (Rupees Twenty One Lakh only)	16-07-2025 at 01.00 p.m.

PART - 2

Name of the Borrowers: No.1) M/s. Shivanand Developers, at Usha Chandresan Jadhav Chawl, Shastri Nagar, Tisgam, Kalyan (East), District Thane - 421304. No.2) Mr. Gopal S. Jha, S/o. Surendra Jha, at Flat No.001, Krishna Kunj Apartment, Kalyan (East), District Thane - 421304. No.3) Mrs. Amrita Jha, W/o. Gopal S. Jha, at Flat No.001, Krishna Kunj Apartment, Kalyan (East), District Thane - 421304.

Outstanding Liability Amount : Rs.27,89,113/- (Rupees Twenty Seven Lakh Eighty Nine Thousand One Hundred and Thirteen only) as on 08-04-2025 plus accrued interest to be charged from 09-04-2025 plus other expenses, any other dues to the Bank by the borrowers / guarantors.

Note : That our 270-Mumbai - Kalyan Branch has also extended financial assistance (FITL - ADHOC : 501912090014965) dated 31-12-2020 requested by No.1 of you represented by No.2 of you as Proprietor for which Nos.2 & 3 of you stood as Co-obligants for the facility for a total amount of Rs.96,000/- at a ROI of 13%. The same has been also classified as NPA on 31-03-2021 and the outstanding balance as on 08-04-2025 is Rs.1,74,872/- plus further interest and penal interest of 2.00% with monthly rests to be charged from 09-04-2025 till the date of realization.

Description of the Immovable Property Mortgaged to our Bank	Reserve Price	Date & Time of Auction
(Property Owned by Mr. Gopal S. Jha, S/o. Surendra Jha) Flat No.001, on the Ground Floor, admeasuring 355.00 Sq.ft. built up area, in the B-wing, in the Building known as Krishnakunj Apartment, Kalyan, District Thane lying and being at Survey No.39, Hissa No.3 C, Village Adivali Dhokali, Taluka Ambemath, District Thane, and within the Registration Sub-district of Ulhasnagar and District Thane and within the limits of Adivali Dhokali Grampanchayat. Boundaries: East - Property of Khachru Bhane, West - Property of Baburam Pawar, North - Property of Keshav Bhane, South - Property of Balaram Bhane.	₹ 9,00,000/- (Rupees Nine Lakh only)	16-07-2025 at 02.00 p.m.

PART - 3

Name of the Borrowers: No.1) M/s. Mahak Enterprises, Shop No.1, Regency Garden Bldg., Near Sapna Garden, Ulhasnagar, District Thane - 421 003. No.2) Mrs. Harsha Vinod Nihalani, W/o. Mr. Vinod K Nihalani, Flat No.202, Plot No.14, Manasa Palace, Near Sapna Garden, Ulhasnagar, District Thane - 421 003. No.3) Mr. Kunal Vinod Nihalani, S/o. Mr. Vinod K Nihalani, Flat No.202, Plot No.14, Manasa Palace, Near Sapna Garden, Ulhasnagar, District Thane - 421 003. No.4) Mr. Vinod K Nihalani, S/o. Mr. Kanayalal K Nihalani, Flat No.202, Plot No.14, Manasa Palace, Near Sapna Garden, Ulhasnagar, District Thane - 421 003.

Outstanding Liability Amount : Rs.4,25,68,657/- (Rupees Four Crore Twenty Five Lakh Sixty Eight Thousand Six Hundred and Fifty Seven only) as on 08-04-2025 plus accrued interest to be charged from 09-04-2025 plus other expenses, any other dues to the Bank by the borrowers / guarantors.

Description of the Immovable Property Mortgaged to our Bank	Reserve Price	Date & Time of Auction
Schedule - A : (Property Owned by Mr. Vinod K Nihalani, S/o. Mr. Kanayalal K Nihalani) Shop No.1, on the Ground Floor, admeasuring about 409.00 Sq.ft. Built-up Area, in the building known as Regency Garden, Ulhasnagar, Dist. Thane, lying and being at Plot Nos.14/25(P), 14/26(P), 14/28(P), Sheet No.49, Ward No.28, Khata No.New/841/02 (Sr.No.28/3318) bearing City Survey No.9489, in the Revenue Village Ulhasnagar, Taluka Ulhasnagar, District Thane and within the limits of Ulhasnagar Municipal Corporation.	₹ 38,00,000/- (Rupees Thirty Eight Lakh only)	16-07-2025 at 03.00 p.m.
Schedule - B : (Property Owned by Mrs. Harsha Vinod Nihalani, W/o. Mr. Vinod K Nihalani) Shop No.3, on Ground Floor, 1st Mezzanine Floor and 2nd Mezzanine Floor, Total Area admeasuring 1,023 Sq.ft. Built-up Area, in the building known as Shree Balaji Shopping Complex, Constructed on the plot of Room No.1, Bk No.1892 and E.No.78, Sheet No.69, Section 2-C, Ulhasnagar, District Thane bearing City Survey Nos.25122, 25123 and 25143 in the Revenue Village Ulhasnagar - 5, Taluka Ulhasnagar, District Thane and within the Limits of Ulhasnagar Municipal Corporation.	₹ 50,00,000/- (Rupees Fifty Lakh only)	16-07-2025 at 03.00 p.m.

PART - 4

Name of the Borrowers: No.1) M/s. N S Enterprise, at 336, Behind Lassi Cycle Co., Kasar Ali, Bhiwandi, District Thane - 421302. No.2) Mr. Chandrapal Satyaprakash Arjune, S/o. Satyaprakash Arjune, at 611, Flat No.502, Shivashruti Residency, Adarsh Park, Bhiwandi, District Thane - 421302. No.3) Mrs. Meena Satyaprakash Arjune, W/o. Satyaprakash Arjune, at 611, Flat No.502, Shivashruti Residency, Adarsh Park, Bhiwandi, District Thane - 421302.

Outstanding Liability Amount : Rs.35,91,445/- (Rupees Thirty Five Lakh Ninety One Thousand Four Hundred and Forty Five 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.

Note : That our 270-Mumbai-Kalyan Branch has also extended Financial Assistance (CUB OSL SPECIAL - BR : 501812090062487) dated 30-03-2020 requested by No.2 of you for which No.3 of you stood as Co-obligant for the facility for a total amount of Rs. 4,00,000/- at a ROI of 13%. The same has been also classified as NPA on 28-11-2020 and the outstanding balance as on 08-04-2025 is Rs.8,02,525/- plus further interest and penal interest of 2.00% with monthly rests to be charged from 09-04-2025 till the date of realization.

Description of the Immovable Property Mortgaged to our Bank	Reserve Price	Date & Time of Auction
(Property Owned by Mr. Chandrapal Satyaprakash Arjune, S/o. Satyaprakash Arjune)	₹ 11,00,000/-	16-07-2025

Name of the Borrowers: No.1) M/s. Mahak Enterprises, Shop No.1, Regency Garden Bldg., Near Sapna Garden, Ulhasnagar, District Thane - 421 003. No.2) Mrs. Harsha Vinod Nihalani, W/o. Mr. Vinod K Nihalani, Flat No.202, Plot No.14, Manasa Palace, Near Sapna Garden, Ulhasnagar, District Thane - 421 003. No.3) Mr. Kunal Vinod Nihalani, S/o. Mr. Vinod K Nihalani, Flat No.202, Plot No.14, Manasa Palace, Near Sapna Garden, Ulhasnagar, District Thane - 421 003. No.4) Mr. Vinod K Nihalani, S/o. Mr. Kanayalal K Nihalani, Flat No.202, Plot No.14, Manasa Palace, Near Sapna Garden, Ulhasnagar, District Thane - 421 003.

Outstanding Liability Amount: Rs.4,25,68,657/- (Rupees Four Crore Twenty Five Lakh Sixty Eight Thousand Six Hundred and Fifty Seven only) as on 08-04-2025 plus accrued interest to be charged from 09-04-2025 plus other expenses, any other dues to the Bank by the borrowers / guarantors.

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Schedule - A : (Property Owned by Mr. Vinod K Nihalani, S/o. Mr. Kanayalal K Nihalani) Shop No.1, on the Ground Floor, admeasuring about 409.00 Sq.ft. Built-up Area, in the building known as Regency Garden, Ulhasnagar, Dist. Thane, lying and being at Plot Nos.14/25(P), 14/26(P), 14/28(P), Sheet No.49, Ward No.28, Khata No.New/841/02 (Sr.No.28/3318) bearing City Survey No.9489, in the Revenue Village Ulhasnagar, Taluka Ulhasnagar, District Thane and within the limits of Ulhasnagar Municipal Corporation.	₹ 38,00,000/- (Rupees Thirty Eight Lakh only)	16-07-2025 at 03.00 p.m.
Schedule - B : (Property Owned by Mrs. Harsha Vinod Nihalani, W/o. Mr. Vinod K Nihalani) Shop No.3, on Ground Floor, 1st Mezzanine Floor and 2nd Mezzanine Floor, Total Area admeasuring 1,023 Sq.ft. Built-up Area, in the building known as Shree Balaji Shopping Complex, Constructed on the plot of Room No.1, Bk No.1892 and E.No.78, Sheet No.69, Section 2-C, Ulhasnagar, District Thane bearing City Survey Nos.25122, 25123 and 25143 in the Revenue Village Ulhasnagar - 5, Taluka Ulhasnagar, District Thane and within the Limits of Ulhasnagar Municipal Corporation.	₹ 50,00,000/- (Rupees Fifty Lakh only)	16-07-2025 at 03.00 p.m.

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Outstanding Liability Amount: Rs.35,91,445/- (Rupees Thirty Five Lakh Ninety One Thousand Four Hundred and Forty Five 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.

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Description of the Immovable Property Mortgaged to our Bank	Reserve Price	Date & Time of Auction
(Property Owned by Mr. Chandrapal Satyaprakash Arjune, S/o. Satyaprakash Arjune) Flat No.101, on the First Floor, admeasuring 575.00 Sq.Ft., equivalent to 53.44 Sq.Mts. Built up Area in the building known as "Ayodhya Residency" Panegaon, Bhiwandi, District Thane, lying and being at Survey No.2, Hissa No.17 Part, situated at village Phene, Taluka Bhiwandi, District Thane, within the Registration Sub-District Bhiwandi, District Thane and within the limits of Bhiwandi, Nijampur Municipal Corporation. Boundaries: East - Building, West - Road, North - Building, South - Building.	₹ 11,00,000/- (Rupees Eleven Lakh only)	16-07-2025 at 04.00 p.m.

Venue of Re-Tender-cum-Auction: City Union Bank Limited, Mumbai-Kalyan Branch, 1-E, Ramakrishna Nagar, Murbad Road, Kalyan West, Mumbai, Thane - 421304. Telephone No.0251-2203222, Cell No.9325054252.

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 for PART - 1, on or before 01.00 p.m. for PART - 2, on or before 02.00 p.m. for PART - 3, & on or before 03.00 p.m. for PART - 4. (4) For inspection of the property and other particulars, the intending purchaser may contact: **Telephone No.0251-2203222, Cell No.9325054252.** (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. for PART - 1, 02.00 p.m. for PART - 2, 03.00 p.m. for PART - 3 & 04.00 p.m. for PART - 4 properties 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 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 : 21-06-2025

Authorised Officer
City Union Bank Ltd.

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