



CITY UNION BANK LIMITED

Credit Recovery and Management Department

Administrative Office : No. 24-B, Gandhi Nagar, Kumbakonam - 612001.

E-Mail id : cmd@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) Mr. Anwar Ahmed Munawar Ali Ansari, S/o. Munawar Ali Mohd Hasan Ansari, No.1492, Ansari Villa, Flat No.103, 1st Floor, Nagam-2, Gulzar Nagar, Bhiwandi, Dandekarwadi, Bhiwandi, Thane - 421302. No.2) Mrs. Kahkashan Anwar Ahmed Ansari, W/o. Anwar Ahmed Munawar Ali Ansari, No.1492, Ansari Villa, Flat No.103, 1st Floor, Nagam-2, Gulzar Nagar, Bhiwandi, Dandekarwadi, Bhiwandi, Thane - 421302.

Outstanding Liability Amount : Rs.35,97,860/- (Rupees Thirty Five Lakh Ninety Seven Thousand Eight Hundred and Sixty 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 Properties Mortgaged to our Bank	Reserve Price	Date & Time of Auction
Schedule - A : (Property Owned by Mrs. Kahkashan Anwar Ahmed Ansari, W/o. Anwar Ahmed Munawar Ali Ansari) Flat No.107 & 108, 1st Floor in M.H.No.1492, Nagaon II, Bhiwandi, District Thane, built on Survey No.68 Paiki, Plot No.1, situated in Village Nagaon, Bhiwandi, District Thane, admeasuring about 705 Sq.Ft. Built up Area, Ansari Villa, within the limits of Bhiwandi Nizampur City Corporation and within District Thane.	₹ 13,00,000/- (Rupees Thirteen Lakh only)	05-07-2025 at 01.00 p.m.
Schedule - B : (Property Owned by Mr. Anwar Ahmed Munawar Ali Ansari, S/o. Munawar Ali Mohd Hasan Ansari) Flat No.105, 1st Floor in M.H.No.1492, Nagaon II, Bhiwandi, District Thane, built on Survey No.68 Paiki, Plot No.1, situated in Village Nagaon, Bhiwandi, District Thane, admeasuring about 350 Sq.Ft. Built up Area, Ansari Villa, within the limits of Bhiwandi Nizampur City Corporation and within District Thane.	₹ 5,00,000/- (Rupees Five Lakh only)	05-07-2025 at 01.00 p.m.

PART - 2

Name of the Borrowers: No.1) Mrs. Priya Mukesh Thote, W/o. Mukesh M. Thote, Flat No.202, Second Floor, Akash C.H.S.L., Kalyan Ambarnath Road, Ulhasnagar, District Thane - 421003. Also at Mrs. Priya Mukesh Thote, W/o. Mukesh M. Thote, Flat No.03, Ground Floor, Building No.01, Village Mharal, Kalyan, Dombivili, Thane - 421103. No.2) Mr. Mukesh Manmath Thote, S/o. Manmath Thote, Flat No.202, Second Floor, Akash C.H.S.L., Kalyan Ambarnath Road, Ulhasnagar, District Thane - 421003. Also at Mr. Mukesh Manmath Thote, S/o. Manmath Thote, G/03, Shiv Darshan Society, Building No.A, Narendra Nagar, Goandevi Mandir Road, Ulhasnagar, District Thane - 421301.

Outstanding Liability Amount : Rs.49,79,209/- (Rupees Forty Nine Lakh Seventy Nine Thousand Two Hundred and Nine only) as on 10-04-2025 plus accrued interest to be charged from 11-04-2025 plus other expenses, any other dues to the Bank by the borrowers / guarantors.

Notes: 1) That our 270 - Mumbai - Kalyan Branch has also extended financial assistance (CREDIT CARD AGAINST LOAN : 512120020030293) dated 21-03-2019 requested by No.1 of you for a total amount of Rs. 1,00,000/- and the balance outstanding as on 10-04-2025 is Rs. 2,34,471/- (Rupees Two Lakh Thirty Four Thousand Four Hundred and Seventy One only).

2) That our 270 - Mumbai - Kalyan Branch has also extended financial assistance (CREDIT CARD AGAINST LOAN : 512120020019049) dated 09-02-2018 requested by No.2 of you for a total amount of Rs. 1,00,000/- and the balance outstanding as on 10-04-2025 is Rs.2,25,030/- (Rupees Two Lakh Twenty Five Thousand and Thirty only).

3) That our 270 - Mumbai - Kalyan Branch has also extended financial assistance (SECURED OD WITHOUTDP : 512120020008998) dated 08-06-2018 requested by one M/s. Riyansh Enterprises a Proprietorship Concern represented by No.2 of you as Proprietor for which No.1 of you stood as Co-obligant and No.1 of you stood as Guarantor for a total amount of Rs. 15,00,000/- at a ROI of 13.00% and the balance outstanding as on 10-04-2025 is Rs. 28,31,034/- (Rupees Twenty Eight Lakh Thirty One Thousand and Thirty Four only).

Description of the Immovable Properties Mortgaged to our Bank	Reserve Price	Date & Time of Auction
Schedule - A : (Property Owned By Mr. Mukesh Manmath Thote, S/o. Manmath Thote) Flat No.103 on the 1st Floor area admeasuring 594 Sq.ft. built up equivalent to 55.20 Sq.mtrs. in the building known as "Omkar Arcade", Vangam Badlapur, District Thane, lying and being at Survey No.9/2, Gate No.34, area admeasuring 700 Sq.mtrs. Taluka Ambarnath, Thane District in the Revenue Village-Vangani, Taluka Ambarnath and District Thane within the Registration Sub-District Ulhasnagar and District Thane and within the limits of Vangani Grampanchayat.	₹ 16,00,000/- (Rupees Sixteen Lakh only)	05-07-2025 at 02.00 p.m.
Schedule - B : (Property Owned By Mr. Mukesh Manmath Thote, S/o. Manmath Thote and Mrs. Priya Mukesh Thote, W/o. Mukesh M. Thote) Flat No.401, on the Fourth Floor, admeasuring 575.00 Sq.ft. equivalent to 53.44 Sq.mtrs. 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.	₹ 16,00,000/- (Rupees Sixteen Lakh only)	05-07-2025 at 02.00 p.m.

PART - 3

Name of the Borrowers: No.1) Mr. Asim Kumar, S/o. Ganesh Kumar, Flat No.D-104, Ganraj Complex D Wing CMSL, P & T Colony, Near TPM Church, Gandhi Nagar, Dombivili East, Thane - 421201. No.2) Mrs. Mamta Kumar, W/o. Asim Kumar, Flat No.D-104, Ganraj Complex D Wing CMSL, P & T Colony, Near TPM Church, Gandhi Nagar, Dombivili East, Thane - 421201.

Outstanding Liability Amount : Rs.24,23,209/- (Rupees Twenty Four Lakh Twenty Three Thousand Two Hundred and Nine 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
(Property Owned by Mr. Asim Kumar, S/o. Ganesh Kumar) All that Piece and parcel of Flat No.D-103, On the First Floor, admeasuring 565.00 Sq.ft. Built-up-Area, in the D-Wing of building known as Ganraj Complex D & E Wing CHSL, P & T Colony, Near TPM Church, Gandhi Nagar, Dombivili East, District Thane - 421201, Lying and being at, Survey No.41, Hissa No.1, in the Revenue Village Nandivli through Panchanand, Taluka Kalyan and District Thane, within the Registration Sub-District Kalyan, District Thane and within the limits of Nandivli Gram Panchayat. Boundaries : East - Building, West - Road, North - Building, South - Building.	₹ 27,00,000/- (Rupees Twenty Seven Lakh only)	05-07-2025 at 03.00 p.m.

PART - 4

Name of the Borrowers: No.1) M/s. Simrun Textiles, at 486/1, Gautam Compound, Near Hillton Hotel, Bhiwandi, Thane - 421305. No.2) Mr. Sadhana Lahu Chaudhari, W/o. Lahu P. Chaudhari, No. 1002/6, Shankar Niwas, Old Tadali, NR Octroi Naka, Tadali, Bhiwandi - 421305. No.3) Mr. Lahu P. Chaudhari, S/o. Pandurang Chaudhari, No. 1002/6, Shankar Niwas, Old Tadali, NR Octroi Naka, Tadali, Bhiwandi - 421305. No.4) Mr. Rahul Lahu Chudhari, S/o. Lahu P. Chaudhari, No. 1002/6, Shankar Niwas, Old Tadali, NR Octroi Naka, Tadali, Bhiwandi - 421305. No.5) M/s. Ritu Textiles, Ghar No.486/2, Gautam Compound, Temghar, Bhilwara, Navi Basil, Kalyan Road, Bhiwandi, Thane - 421305. No.6) M/s. Mahadev Sizars, 486/1, Gautam Compound, Near Hillton Hotel Bhilwara, Temghar, Bhilwara, Navi Basil, Kalyan Road, Bhiwandi, Thane - 421305. No.7) M/s. Rinku Textiles, No.48/3, Gautam Compound, Navi Basil, Kalyan Road, Near Hillton Hotel, Bhiwandi, Thane - 421305.

Outstanding Liability Amount : Rs.1,03,95,364/- (Rupees One Crore Three Lakh Ninety Five Thousand Three Hundred and Sixty Four only) as on 26-03-2025 together with further interest to be charged from 27-03-2025 onwards, other expenses and any other dues to the bank by the Borrowers / Guarantors.

Description of the Immovable Properties Mortgaged to our Bank	Reserve Price	Date & Time of Auction
Schedule - A : (Property Owned by Mr. Rahul Lahu Chaudhari, S/o. Lahu P. Chaudhari) NA land bearing Survey No.23, Hissa No.3 Paiki, Area admeasuring 174.25 sq.meter (Area 1,875 sq.ft.), in the Revenue Village Temghar, Taluka Bhiwandi and District Thane, within the Registration Sub-district Bhiwandi, and within the limits of Bhiwandi Nijampur Municipal Council, owned by Mr. Rahul Lahu Chaudhary (more particularly described in the Schedule). Boundaries of the Property : East : Road, West : Open Plot, North : Road, South : Lahu Pandurang Chaudhary Galla. Along with Superstructure putup thereon (Shed 2/2).	₹ 40,00,000/- (Rupees Forty Lakh only)	05-07-2025 at 04.00 p.m.
Schedule - B : (Property Owned by Mr. Rahul Lahu Chaudhari, S/o. Lahu P. Chaudhari)	₹ 40,00,000/-	05-07-2025

PART -3

Name of the Borrowers: No.1) Mr. Asim Kumar, S/o. Ganesh Kumar, Flat No.D-104, Ganraj Complex D Wing CMSL, P & T Colony, Near TPM Church, Gandhi Nagar, Dombivili East, Thane - 421201. No.2) Mrs. Mamta Kumar, W/o. Asim Kumar, Flat No.D-104, Ganraj Complex D Wing CMSL, P & T Colony, Near TPM Church, Gandhi Nagar, Dombivili East, Thane - 421201.

Outstanding Liability Amount : Rs.24,23,209/- (Rupees Twenty Four Lakh Twenty Three Thousand Two Hundred and Nine 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
(Property Owned by Mr. Asim Kumar, S/o. Ganesh Kumar) All that Piece and parcel of Flat No.D-103, On the First Floor, admeasuring 565.00 Sq.ft.Built-up-Area, in the D-Wing of building known as Ganraj Complex D & E Wing CHSL, P & T Colony, Near TPM Church, Gandhi Nagar, Dombivili East, District Thane - 421201, Lying and being at, Survey No.41, Hissa No.1, in the Revenue Village Nandivili through Panchanand, Taluka Kalyan and District Thane, within the Registration Sub-District Kalyan, District Thane and within the limits of Nandivili Gram Panchayat. Boundaries: East - Building, West - Road, North - Building, South - Building.	₹ 27,00,000/- (Rupees Twenty Seven Lakh only)	05-07-2025 at 03.00 p.m.

PART -4

Name of the Borrowers: No.1) M/s. Simrun Textiles, at 486/1, Gautam Compound, Near Hilliton Hotel, Bhiwandi, Thane - 421305. No.2) Mr. Sadhana Lahu Chaudhari, W/o. Lahu P. Chaudhari, No. 1002/6, Shankar Niwas, Old Tadali, NR Octroi Naka, Tadali, Bhiwandi - 421305. No.3) Mr. Lahu P. Chaudhari, S/o. Pandurang Chaudhari, No.1002/6, Shankar Niwas, Old Tadali, NR Octroi Naka, Tadali, Bhiwandi - 421305. No.4) Mr. Rahul Lahu Chudhari, S/o. Lahu P. Chaudhari, No.1002/6, Shankar Niwas, Old Tadali, NR Octroi Naka, Tadali, Bhiwandi - 421305. No.5) M/s. Ritu Textiles, Ghar No.486/2, Gautam Compound, Temghar, Bhiwara, Navi Basil, Kalyan Road, Bhiwandi, Thane - 421305. No.6) M/s. Mahadev Sizars, 486/1, Gautam Compound, Near Hilliton Hotel Bhiwara, Temghar, Bhiwara, Navi Basil, Kalyan Road, Bhiwandi, Thane - 421305. No.7) M/s. Rinku Textiles, No.48/3, Gautam Compound, Navi Basil, Kalyan Road, Near Hilliton Hotel, Bhiwandi, Thane - 421305.

Outstanding Liability Amount : Rs.1,03,95,364/- (Rupees One Crore Three Lakh Ninety Five Thousand Three Hundred and Sixty Four only) as on 26-03-2025 together with further interest to be charged from 27-03-2025 onwards, other expenses and any other dues to the bank by the Borrowers / Guarantors.

Description of the Immovable Properties Mortgaged to our Bank	Reserve Price	Date & Time of Auction
Schedule - A : (Property Owned by Mr. Rahul Lahu Chaudhari, S/o. Lahu P. Chaudhari) NA land bearing Survey No.23, Hissa No.3 Paiki, Area admeasuring 174.25 sq. meter (Area 1,875 sq.ft.), in the Revenue Village Temghar, Taluka Bhiwandi and District Thane, within the Registration Sub-district Bhiwandi, and within the limits of Bhiwandi Nijampur Municipal Council, owned by Mr. Rahul Lahu Chaudhari (more particularly described in the Schedule). Boundaries of the Property : East : Road, West : Open Plot, North : Road, South : Lahu Pandurang Chaudhary Gala. Along with Superstructure putup thereon (Shed 2/2).	₹ 40,00,000/- (Rupees Forty Lakh only)	05-07-2025 at 04.00 p.m.
Schedule - B : (Property Owned by Mr. Rahul Lahu Chaudhari, S/o. Lahu P. Chaudhari) NA land bearing Survey No.23, Hissa No.3 Paiki, Area admeasuring 174.25 sq. meter (Area 1,875 sq.ft.), in the Revenue Village Temghar, Taluka Bhiwandi and District Thane, within the Registration Sub-district Bhiwandi, and within the limits of Bhiwandi Nijampur Municipal Council, owned by Mr. Rahul Lahu Chaudhary (more particularly described in the Schedule). Boundaries of the Property : East : 20 feet wide Road, West : Open Plot, North : Sadhna Fabrics LLP, South : Lahu Pandurang Gala. Along with Superstructure putup thereon (Shed 3/3).	₹ 40,00,000/- (Rupees Forty Lakh only)	05-07-2025 at 04.00 p.m.
Schedule - C : (Property Owned by Mr. Lahu P. Chaudhari, S/o. Pandurang Chaudhari) NA land bearing Gala No.487 Survey No.23, Hissa No.3 Paiki, Area admeasuring 174.25 sq. meter (Area 1,875 sq.ft.), in the Revenue Village Temghar, Taluka Bhiwandi and District Thane, within the Registration Sub-district Bhiwandi, and within the limits of Bhiwandi Nijampur Municipal Council, owned by Mr. Lahu P. Chaudhary. Boundaries of the Property : East : Shankar Gundias Property, West : Kaluram Choudharys Property, North : Open Plot, South : Pedestrian Lane. Along with Superstructure putup thereon (Shed 1/1).	₹ 40,00,000/- (Rupees Forty Lakh only)	05-07-2025 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 and 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" and "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 and 4.00 p.m. for PART-4. Property 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 : 09-06-2025

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