



CITY UNION BANK LIMITED

Credit Recovery and Management Department
Administrative Office : No. 24-B, Gandhi Nagar, Kumbakonam - 612001.
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. S.B. Industries at H.No.490, Vitthal Nagar, Opp. Ratan Cinema, Narpal, Bhiwandi, District Thane - 421302. Also at, M/s. S.B. Industries at 1614, Laxmi Bai Compound, Near Sai Baba Shelar, Bhiwandi, Thane - 421302. No.2) Mr. Sandip B. Patil, S/o. Baliram S. Patil at 116, Tanasa Pipeline Road, Lap, Kh. Padgha, Bhiwandi, Thane District - 421101. No.3) Mrs. Sanjana S. Patil, W/o. Sandip B. Patil at 116, Tanasa Pipeline Road, Lap, Kh. Padgha, Bhiwandi, Thane District - 421101. No.4) M/s. Ajay Tex at H.No.1614/4, Laxmibai Compound, Near Apra Nagar, Lade Road, Shelar Village, Bhiwandi, Thane - 421101. No.5) Ms. A. Anjali Ajay, D/o. Ajay B. Patil at No.116, Tanasa Pipeline Road, Padgha, Bhiwandi, District Thane - 421101. No.6) Mr. Ajay B. Patil, S/o. Baliram S. Patil at No.116, Tanasa Pipeline Road, Padgha, Bhiwandi, District Thane - 421101. No.7) Mr. Vijay B. Patil, S/o. Baliram S. Patil at No.116, Tanasa Pipeline Road, Padgha, Bhiwandi, District Thane - 421101. No.8) Mr. Vijay B. Patil, S/o. Baliram S. Patil at No.116, Tanasa Pipeline Road, Padgha, Bhiwandi, District Thane - 421101.

Outstanding Liability Amount : Rs. 63,34,049/- (Rupees Sixty Three Lakh Thirty Four Thousand and Forty Nine only) as on 18-10-2024 together with further interest to be charged from 19-10-2024 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 (CREDIT CARD AGAINST LOAN : 512120020030408) dated 26-03-2019 requested by No.4 of you represented by No. 5 of you as Proprietrix for which No.5 of you stood as Co-obligant for the facility for a total amount of Rs. 1,00,000/- at a ROI of 18.00%. The same has been also classified as NPA on 30-11-2020 and the outstanding balance as on 18-10-2024 is Rs. 2,16,844/- plus further interest and penal interest of 2.00% with monthly rests to be charged from 19-10-2024 till the date of realization.

Description of the Immovable Property Mortgaged to our Bank

Reserve Price

Date & Time of Auction

(Property Owned by Mr. Ajay B. Patil, S/o. Baliram S. Patil, S/o. Baliram S. Patil, S/o. Baliram S. Patil, S/o. Baliram S. Patil)

₹ 26,00,000/-
(Rupees
Twenty Six Lakh
only)

04-07-2025
at
12.00 Noon

Patra Shed Power Loom Gala No.4, admeasuring 1,883 sq.ft. build up Area in the Revenue Village Shelar, Bhiwandi, District Thane. Lying and being at New Survey No.35, Hissa No.1, Old Survey No.41 and Hissa No.1 in the Revenue Village - Shelar Taluka Bhiwandi and District - Thane within the Registration Sub-District Bhiwandi, District Thane and within the limits of Bhiwandi Nizampur Municipal Council. On or towards the East - by Property of Survey No.35/1, On or towards South - by Patrashed Gala, On or Towards West - by 20 ft. Road, On or Towards North - by Patra Shed Gala.

PART - 2

Name of the Borrowers : No.1) M/s. Trendz Enterprise, at MH No.1191/2, Shop No.4, Ground Floor, Patel Tower, 4th Nizampura, Bhiwandi, District Thane - 421302. No.2) Mr. Abubakar Salam Ansari, S/o. MSM Ansari, at Room No.1587, First Floor, Mamedar Building, Maulana Azad Nagar, Near New Stand, Bhiwandi, District Thane - 421302. No.3) Mrs. Shabnam Abubakar Ansari, W/o. Abubakar Salam Ansari at Room No.1587, First Floor, Mamedar Building, Maulana Azad Nagar, Near New Stand, Bhiwandi, District Thane - 421302.

Outstanding Liability Amount : Rs.1,01,97,173/- (Rupees One Crore One Lakh Ninety Seven Thousand One Hundred and Seventy Three 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 (CUB OSL SPECIAL - BR : 501812080062490) 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. 5,50,000/- at a ROI of 13%. The same has been also classified as NPA on 29-11-2020 and the outstanding balance as on 08-04-2025 is Rs. 11,18,148/- 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. Abubakar Salam Ansari, S/o. MSM Ansari)

₹ 36,00,000/-
(Rupees
Thirty Six Lakh
only)

04-07-2025
at
01.00 p.m.

All that piece or parcel of Land admeasuring about 228 Sq. Yards (i.e.) 190.70 Sq.Mts. along with Powerloom Premises Gala, bearing Gram Panchayat House No.2002/202, lying and being at Survey No.34, Hissa No.2/1, in the Revenue Village Khoni, Taluka Bhiwandi and District Thane, within the Registration Sub-District Bhiwandi, District Thane and within the limits of Khoni Grampanchayat, Boundaries : East - Machha Compound, West - Pawar Agrawal Factory, North - Abu Bakkar Masjid, South - Internal Road.

PART - 3

Name of the Borrowers : No.1) Mr. Vinayak Sitaram Shinde, S/o. Sitaram Krushna Shinde, No.2/5, Saldham Chawli, Umbarli Road, Manpada Road, Near Sai Dhara Tower, Tilaknagar, Dombivili East, Thane - 421201. No.2) Mrs. Archana Vinayak Shinde, W/o. Vinayak Sitaram Shinde, No.2/5, Saldham Chawli, Umbarli Road, Manpada Road, Near Sai Dhara Tower, Tilaknagar, Dombivili East, Thane - 421201.

Outstanding Liability Amount : Rs.24,26,599/- (Rupees Twenty Four Lakh Twenty Six Thousand Five Hundred and Ninety 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.

Description of the Immovable Property Mortgaged to our Bank

Reserve Price

Date & Time of Auction

(Property Owned by Mr. Vinayak Sitaram Shinde, S/o. Sitaram Krushna Shinde & Mrs. Archana Vinayak Shinde, W/o. Vinayak Sitaram Shinde)

₹ 25,00,000/-
(Rupees
Twenty Five
Lakh only)

04-07-2025
at
02.00 p.m.

Flat No.401, 4th Floor, Area admeasuring 630 Sq.ft. Built-up-Area, Krishna Residency, Survey No.1, Hissa No.18A Part, Village Sonarpada, Taluk Kalyan, District Thane. Boundaries of the Property : East - Road, West - Saraswati Vidya Bhavan Road, North - Compound of Saraswati Vidya Bhavan, South - Aaji Matangi Mandir

PART - 4

Name of the Borrowers: No.1) M/s. AR Creation, Shop No.7, Sainath Colony, Near BK No.1911, Section 40, Ulhasnagar, District Thane - 421004. No.2) Mr. Mohd Mozahiddin Azad, S/o. Mr. Ansarul Azad Haque, Flat No.202, Radha Krishna Apartment, BK No. A-104, Room No.207, Kuria Camp, Ulhasnagar, District Thane - 421004. No.3) Mrs. Rashida Khatun M. Azad, W/o. Mr. Mohd Mozahiddin Azad, Flat No.202, Radha Krishna Apartment, BK No. A-104, Room No.207, Kuria Camp, Ulhasnagar, District Thane - 421004. No.4) Mrs. Nursaba Ansarul Azad, W/o. Mr. Ansarul Azad, Flat No.202, Radha Krishna Apartment, BK No. A-104, Room No.207, Kuria Camp, Ulhasnagar, District Thane - 421004. No.5) Ms. Raziya Ansarul Azad, D/o. Mr. Ansarul Azad, Flat No.202, Radha Krishna Apartment, BK No. A-104, Room No.207, Kuria Camp, Ulhasnagar, District Thane - 421004. No.6) M/s. RA Creation, Barack No.1927, Ravindra Nagar, Ulhasnagar, District Thane - 421004. No.7) M/s. Nursaba Enterprises, Near Barack No. 1894, On Plot Section 40, Ulhasnagar, District Thane - 421004. No.8) M/s. Raziya Impex, Shop No.2, Basement Floor, Laxmi Park Building, Kuria Camp Chowk, Ulhasnagar, District Thane - 421004.

Outstanding Liability Amount : Rs.4,62,76,223/- (Rupees Four Crore Sixty Two Lakh Seventy Six Thousand Two Hundred and Twenty Three only) as on 08-06-2025 together with further interest to be charged from 09-06-2025 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. Mohd Mozahiddin Azad, S/o. Mr. Ansarul Azad Haque and Mrs. Rashida Khatun M Azad, W/o. Mr. Mohd Mozahiddin Azad)₹ 28,00,000/-
(Rupees Twenty Eight Lakh only)04-07-2025
at
03.00 p.m.

All that piece and parcel of: Flat No.202, on the Second Floor, admeasuring 641.00 sq.ft., builtup Area, in the building known as "Radha Krishna Apartment" which is constructed on Block No.A-104, Room No.207, bearing No.22854, Div. - G, Ulhasnagar - 421004, lying and being at Revenue Village Ulhasnagar Camp-4, Taluka Ambarnath and District Thane and within the limits of Ulhasnagar Municipal Corporation.

Schedule - B : (Property Owned by Mr. Mohd Mozahiddin Azad, S/o. Mr. Ansarul Azad Haque and Mrs. Rashida Khatun M Azad, W/o. Mr. Mohd Mozahiddin Azad)₹ 75,00,000/-
(Rupees Seventy Five Lakh only)04-07-2025
at
03.00 p.m.

All that piece and parcel of Shop No.2, on the basement Floor, admeasuring 1,400.00 sq.ft. Area, in the building known as "Laxmi Park", Ulhasnagar, District Thane, lying and being at Plot of Room No. 1833, Block No.C-917, City Survey No.24504, in the Revenue Ulhasnagar Camp-5, Taluk Ulhasnagar, District Thane, within the Registration Sub-District Ulhasnagar, District Thane and within the limits of Ulhasnagar Municipal Corporation.

Schedule - C: (Property Owned by Mrs. Nursaba Ansarul Azad, W/o. Mr. Ansarul Azad, Mrs. Rashida Khatun M Azad, W/o. Mr. Mohd Mozahiddin Azad and Ms. Raziya Ansarul Azad, D/o. Mr. Ansarul Azad)₹ 50,00,000/-
(Rupees Fifty Lakh only)04-07-2025
at
03.00 p.m.

Commercial premises having Shop No.1, on the basement Floor, admeasuring about 1,120 sq.ft. builtup Area, in the building known as "Abishek Residency" Ulhasnagar, lying and being CTS No.22837, on Block No.A-330, Room No.659, in the Revenue Village-Ulhasnagar Camp-4, Taluk Ulhasnagar and District Thane, within the Registration Sub-District Ulhasnagar Municipal Corporation.

PART - 5

Name of the Borrowers: No.1) Mr. Vinod Ghanshyamdas Rohra, S/o. Ghanshyamdas M. Rohra, No.204, Second Floor, Hari Om Niwas, Near Lord Shiva Apartment, Bewas Chowk, Ulhasnagar, Dist. Thane - 421001. No.2) Mr. Ghanshyamdas M. Rohra, S/o. Manohram Laxmandas Rohra, No.204, Second Floor, Hari Om Niwas, Near Lord Shiva Apartment, Bewas Chowk, Ulhasnagar, Dist. Thane - 421001. No.3) Mrs. Roonam Rohra, W/o. Ghanshyamdas M. Rohra, No.204, Second Floor, Hari Om Niwas, Near Lord Shiva Apartment, Bewas Chowk, Ulhasnagar, Dist. Thane - 421001.

Outstanding Liability Amount : Rs.83,69,122/- (Rupees Eighty Three Lakh Sixty Nine Thousand One Hundred and Twenty Two 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. Vinod Ghanshyamdas Rohra, S/o. Ghanshyamdas M. Rohra)₹ 45,00,000/-
(Rupees Forty Five Lakh only)04-07-2025
at
04.00 p.m.

Residential Flat at Flat No.501, on Fifth Floor admeasuring 937.00 Sq.ft. built up Area, in the building known as Simran Residency, Ulhasnagar, Dist. Thane, lying and being at Room Nos.214 and 215 of Block No.C-57, Ulhasnagar - 3, in the Revenue Village Ulhasnagar Camp - 3, Dist. Thane, within the Registration Sub-District Ulhasnagar and District Thane and within the limits of Ulhasnagar Municipal Corporation.

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 11.00 a.m. for PART - 1, on or before 12.00 Noon for PART - 2, on or before 01.00 p.m. for PART - 3, on or before 02.00 p.m. for PART - 4 and on or before 03.00 p.m. for PART 5 (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-ther-is" basis. (6) The sealed Tenders will be opened in the presence of the intending bidders at 12.00 Noon for PART - 1, 1.00 p.m. for PART - 2, 02.00 p.m. for PART - 3, 03.00 p.m. for PART - 4 & 04.00 p.m. for PART - 5, 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 : 10-06-2025

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