

# BRIHANMUMBAI MAHANAGARPALIKA

## Garden Department

No.DySG/C/44/OD/dt. 10/05/2022

### Tender Notice

Sub - E-tenders for Maintenance Of Various Gardens / Play Grounds / Play Grounds Recreation Grounds / Opens Spaces / Traffic Islands / Central Medians Etc. For Zone-1 (B Ward) In Garden Department For The Period Of One Year.

Ref - Dysg/17/MC/I dt. 04.05.2022

With reference to above subject matter, Garden department is inviting E-tenders for Maintenance Of Various Gardens / Play Grounds / Play Grounds Recreation Grounds / Opens Spaces / Traffic Islands / Central Medians Etc. For Zone - 1 (B Ward) In Garden Department For The Period Of One Year.

Your are requested to visit MCGM website (<http://portal.mcgm.gov.in>) for the details.

Sd/-

Dy. Supdt. of Gardens (Zone I)

PRO/2019/ADV/2022-23

Let's together and make Mumbai Malaria free



# 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,**  
**Phone: 0435-2433232, Fax: 0435-2431746**

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## 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 (b) & 9 of the Security Interest (Enforcement) Rules, 2002, under the SARFAESI Act, 2002, for recovery of a sum of **Rs. 35,73,706/- (Rupees Thirty Five Lakh Seventy Three Thousand Seven Hundred and Sixty Nine only)** as on **09-11-2021** plus accrued interest to be charged from **10-11-2021** plus other expenses, any other dues to the Bank by the Borrowers / Guarantors **No.1) Mrs. Priya Mukesh Thote, W/o. Mukesh M. Thote, Flat No.202, Second Floor, Akash C.H.S.L., Kalyan Ambarnath Road, Uthanasagar, District Thane - 421003. Also at Mrs. Priya Mukesh Thote, W/o. Mukesh M. Thote, Flat No.03, Ground Floor, Building No.01, Village Mharu Kalyan, Dombivli, Thane - 421103. No.2) Mr. Mukesh Mammath Thote, S/o. Mammath Thote, Flat No.202, Second Floor, Akash C.H.S.L., Kalyan Ambarnath Road, Uthanasagar, District Thane - 421003. Also at Mr. Mukesh Mammath Thote, S/o. Mammath Thote, G/3, Shiv Darshan Society, Building No.A, Narendra Nagar, Goandevi Mandir Road, Uthanasagar, District Thane - 421301.**

**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 **09-11-2021** is **Rs.1,16,568/- (Rupees One Lakh Sixteen Thousand Five Hundred and Sixty Nine 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 **09-11-2021** is **Rs.1,10,113/- (Rupees One Lakh Ten Thousand One Hundred and Thirteen 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. Riyans 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 **09-11-2021** is **Rs. 17,13,636/- (Rupees Seventeen Lakh Thirteen Thousand Six Hundred and Thirteen Six only).**

**Immovable Properties Mortgaged to our Bank**  
**Schedule - A : (Property Owned By Mr. Mukesh Mammath Thote,**  
**S/o. Mammath 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 measuring 700 sq. mtrs. Taluka Ambarnath, Thane District in the Revenue Village-Vangani, Taluka Ambarnath and District Thane within the Registration Sub-District Uthanasagar and District Thane and within the limits of Vangani Grampanchayat.

**Reserve Price: Rs.16,00,000/-**  
**(Rupees Sixteen Lakh Only)**

**Schedule - B : (Property Owned By Mr. Mukesh Mammath Thote,**  
**S/o. Mammath 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 Residence' 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.

**Reserve Price: Rs.21,00,000/-**  
**(Rupees Twenty One Lakh Only)**

**RE-AUCTION DETAILS**

Date of Re-Tender-cum-Auction Sale	Venue
<b>03-06-2022</b>	<b>City Union Bank Limited,</b> <b>Mumbai-Kalyan Branch,</b> 1-E, Ramakrishna Nagar, Murbad Road, Kalyan West, Mumbai, Thane - 421304. Telephone No.0251-2203232, 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 successful purchaser only at 01.00 p.m. on the date of Tender-cum-Auction Sale. (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.0251-2203232, Cell No.9325054252.** (5) The properties/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 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 of Re-tender-cum-Auction sale 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: 09-05-2022**
**Authorised Officer**

**Regd. Office:** 149, T.S.R. (Big) Street, Kumbakonam, Thanjavur District, Tamil Nadu - 612 001. **Cell - 1651107N1904P, C0010287.**

**Telephone** No.0435-2403232, Fax: 0435-2431746. **Website:** www.cityunionbank.com

Sr. No.	Name of the Borrower / Guarantors / Mortgages & Contact No. of Branch	Demand Notice Date & Due Amount (Rs. In Lac)	Details of the property	Reserve price/ EMD/ Bid Increase (In Lac)
18	<b>Mr. Rajesh Srinivas Poojari &amp; Mrs. Pramila poojari</b> <b>B/o vikrol</b> Rahul Kumar, Mob:- 8369363196	23/05/2019 Rs. 1.41 Lacs + Interest + Other Charges if any	Flat No. 103, 1st Floor, Mathura Niwas Building, Sabe Road, Diva East, Thane 400 612 <b>Area 450 sq. ft.</b> <b>(Under Symbolic Possession)</b>	10.13/ 1.02/ 0.50
19	<b>Mr. Uma Aachal Sawant Rao &amp; Mrs. Aachal D Sawant Rao</b> <b>B/o Vakola</b> Rajesh Kumar Mob:- 7004842465	04/11/2019 Rs. 25.83 lacs+ Interest + Other Charges if any	Flat No. 407, 4th Floor, wing-B, Sai Swapna Apartment no. 2 , Manvelpada road, Virar (East) Taluka -vasai, Distt- Palghar - 401305 <b>Area - 600 SQFT Builtup area</b> <b>500.16 SQFT Carpet area</b> <b>(Under Symbolic Possession)</b>	23.23/ 2.32/ 0.50
20	<b>Mr.Faruk H.K. Chudvawala &amp; Mrs Fizza Faruk Chudvawala</b> <b>B/o Malad</b> B G Mahesh Kumar Mob:- 9167940785	30/09/2021 Rs. 23.91 Lacs + Interest + Other Charges if any	M/s Shree Ram Spring Co.op.Hsg.Soc.Ltd. Flat No. s/9, 2nd Floor, 'C' Wing, Krishna Township, Near Surya Garden, Off. Ambadi Road, vasai(West), Palghar <b>Area - 580.00 SQFT Built up area</b> <b>431 SQFT Carpet area</b> <b>(Under Symbolic Possession)</b>	31.33/ 3.13/ 0.50
21	<b>Mr. Deepak Punamchand Lawana</b> <b>B/o Virar East</b> Deepak Kumar Mob:9967065691	23/01/2020 Rs. 9.36 Lacs + Interest + Other Charges if any	Flat no. 101, 1st Floor, Building No.1, Grace colony, Bolini, Virar (West), District – Palghar -401303. <b>Area - 605 SQFT Builtup area</b> <b>429 SQFT Carpet area</b> <b>(Under Symbolic Possession)</b>	20.69/ 2.07/ 0.50
22	<b>Mr. Siddhesh Shankar Bane</b> <b>B/o Virar East</b> Deepak Kumar Mob:9967065691	25/08/2020 Rs. 13.36 Lacs+ Interest + Other Charges if any	Flat no. 15, 3rd Floor, Building No. A-3, Wing no.II, Aboli Co-op. housing Society Ltd., vishwara Housing complex, narangli, Virar(East), Taluka- Vasai, District- Palghar, Mumbai-401305. <b>Area - 335 SQFT Builtup area</b> <b>341 SQFT Carpet area</b> <b>(Under Symbolic Possession)</b>	16.59/ 1.66/ 0.50
23	<b>Mr. Sartaj Gulam Khan</b> <b>B/o Virar East</b> Deepak Kumar Mob:9967065691	25/08/2020 Rs. 26.36 Lacs+ Interest + Other Charges if any	Flat no. 203, 2nd floor, Avenue H, building No. 16, Rustonji Evershine Global City H16 to H22 Co.op. Housing Society Ltd., village-Dongare(Narangli), Virar West, Taluka-Vasai, District- Palghar, Mumbai-401303 <b>Area - 639.85 SQFT Carpet area</b> <b>(Under Symbolic Possession)</b>	38.37/ 3.83/ 0.50
24	<b>Mr. Sudesh Ganpat Khaire</b> <b>B/o Virar East</b> Deepak Kumar Mob:9967065691	03/07/2019 Rs. 11.84 Lacs+ Interest + Other Charges if any	Flat no. 404, 4th Floor, wing B, shivam Apartment, laxmben cheddar Marg, Laxmben Cheeda Nagar, Nalasopara(W), taluka-Vasai, District- palghar, mumbai- 401203 <b>Area - 395 SQFT Built up area</b> <b>262.27 SQFT Carpet area</b> <b>(Under Symbolic Possession)</b>	18.85/ 1.89/ 0.50
25	<b>Mr. Sharada Uttam Gangavane</b> <b>B/o Virar East</b> Deepak Kumar Mob:9967065691	02/05/2019 Rs. 3.19 Lacs + Interest + Other Charges if any	Flat no. 403, 4th Floor, Building No. 2, amisha apartment, Vevte wadi, manvel pada road, Virar(East), District- Palhar, Mumbai-401305 <b>Area - 292 SQFT Built up area</b> <b>206 SQFT Carpet area</b> <b>(Under Symbolic Possession)</b>	13.14/ 1.32/ 0.50
26	<b>Mr. Shilvardhan bhima Kadam</b> <b>B/o Samta Nagar</b> Karuna Jha Mob: 7977890630	09/04/2019 Rs. 10.27 Lacs + Interest + Other Charges if any	Flat No. 306, 3rd floor, A wing, Shiv Niketan CHSL, Shiv Shrushti Complex, R.N.P PARK, Bhayandar East 401105 <b>Area - 240 SQ.FT. Builtup area</b> <b>200 SQ.FT. Carpet area</b> <b>(Under Symbolic Possession)</b>	18.36/ 1.84/ 0.50
27	<b>Mr. Amar Shivpujan Gaud</b> <b>B/o Santa Nagar</b> Karuna Jha Mob: 7977890630	12/02/2021 Rs. 54.40 Lacs + Interest + Other Charges if any	Flat No. 402, 4th Floor, B Wing, Building No 12, Spring Leaf Chsl, Akurli Road, Lokhandwala Township, Kandivali East 400101. <b>Area - 366 SQ.FT. Builtup area</b> <b>305 SQ.FT. Carpet area</b> <b>(Under Symbolic Possession)</b>	62.59/ 6.30/ 0.50
28	<b>ANKIT TRADERS</b> <b>Mr.Satyanarain V Mali (borrower) Mrs.Pooja S Mali (borrower) Prashant R Nikharge (guarantor/ Mortgage)</b> <b>(BORIBUNDER-Mr.Vivekjit Sinha-9920758540)</b>	14/01/2015 Rs.453.78 Lakh +Int+Other Charges if any	Shop No. 1&1A, Gr Floor, Satyavijay Arts, Survey No. 187, Hissa No. 9/2-14 of Village More, Virar Road, Opp-Nutan Vidyalay, Nalasopara East, Dist Thane- 401209 <b>Built up Area of 1646 sq ft</b>	84.00/ 8.40/ 0.50
29	<b>M/S ROCKET ENGINEERING &amp; ELECTRICAL PLTD</b> Jatin B Shah (borrower) Rakesh Rasiklal Shah (Co-borrower) (Crawford Market Branch-Mr. Divya Ranjan-9167980363)	14/10/2016 Rs.100.30 Lakh +Int+Other Charges if any	Flat No. 301, 3rd Floor, Ami Kalash, (West) Complex, I C Colony, Borivali(West), Mumbai - 400 103, <b>Area 71.73 sq.mtrs.</b>	69.15/ 6.92/ 0.50
30	<b>M/s PRESIDENT INTERNATIONAL</b> PROF:- Mr. Kaka Kanwaljeet Singh Guarantor:- M/s Akshra Visa's Consultancy Pvt. Ltd Mohd. Mastan Sayed  <b>M/s Just Joy Travels And Tours Pvt. Ltd.</b> Director & Guarantor:- Mrs. Judith Fernandes Mr.Narinder Pal Singh Guarantor:- 1.M/s Akshra Visa's Consultancy Pvt. Ltd 2.Mohd.Mastan Sayed 3.Geeta Ganesh Sangale 4.Ganesh Jayaram Sangale <b>(Crawford Market Branch)</b> Mr.Divya Ranjan-9167980363)	M/s President International 18.05.2018 Rs.112.95 Lakhs+Int+ Other Charges if any  M/s Just Joy Travels And Tours Pvt. Ltd. 30.11.2018 Rs.171.40 Lakhs + Int +Other Charges if any	Commercial Unit No. 204 & 206 on 2nd floor ,Reliance Industrial Estate on land bearing Plot no 2, CTS No. 12778, Near Vithalwadi Railway Station, Ulhasnagar-3, district- Thane. <b>Total Carpet Area: 851 sq.ft.</b>	53.76/ 5.38/ 0.50

Date of Inspection & time	Last Date of submission of EMD & time	E-Auction Date & time
23th May, 2022 12.00PM to 4.00PM	25th May, 2022 Up-to 5.00PM	26th May, 2022 11.00AM to 3.00PM

The auction will be conducted through the Bank's approved service provider: Website of E-auction agency [www.ibapi.com](http://www.ibapi.com), [www.mstcindia.co.in](http://www.mstcindia.co.in) and [www.mstcecommerce.com](http://www.mstcecommerce.com) E-auction agency contact details are:

**MSTC Central Helpdesk No.033-23400020 up to 22 Email:helpdesk@mstcindia.co.in**

For Registration related queries: **Email:ibapiop@mstcecommerce.com**

**Senior Manager 033-23400027 & Assistant Manager 033-23400029**

For EMD payment/refund related queries: **Email:ibapifin@mstcecommerce.com**

**DM (F&A) / SM (F&A) -telephone: 033-23400028**

Please contact the officials as mentioned above during office hours on the working days

It is advisable for Bidders to complete following formalities well in advance.

**Step 1: Bidder/Purchaser registration:** Bidder to register on e-Auction Platform <https://www.mstcecommerce.com>, [www.ibapi.com](http://www.ibapi.com) using his mobile number and email-id

**Step 2: KYC verification:** Bidder to upload requisite KYC documents. KYC documents shall be verified by e-auction service provider (may take 3 working days).

Please note that Steps 1 & 2 should be completed by bidder **well in advance**.

**Step3: Transfer of EMD amount:** Please follow the guidelines available at [www.mstcindia.co.in](http://www.mstcindia.co.in), [www.ibapi.com](http://www.ibapi.com), [www.mstcecommerce.com](http://www.mstcecommerce.com) for payment of EMD/bidding during auction process

**Step 4: Bidding Process and Auction Results:**

**Interested Registered bidders can bid online on e-Auction Platform after completing Step 1, 2 and 3.**

In case there is sole bidder for any property, the sole bidder will have to participate in the e-auction and will have to increase his/her/bits offer at least by the amount equal to the amount of bid increase amount as mentioned in the table above against the property concerned failing which he will not be entitled to be declared successful bidder.

Please follow the guidelines available at [www.ibapi.com](http://www.ibapi.com), [www.mstcindia.co.in](http://www.mstcindia.co.in) and [www.mstcecommerce.com](http://www.mstcecommerce.com) for payment of EMD/bidding during