



Esha Media Research Ltd.

CIN: L72400MH1984PLC322857

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Date: November 14, 2025

To,
The Manager
BSE Limited,
P J Towers, Dalal Street,
Fort, Mumbai – 400 001

REF: BSE: SCRIP CODE: 531259

ISIN: INE328F01016

Subject: Intimation pursuant to Regulation 47 of SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015.

Pursuant to Regulation 47 of SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015, please find enclosed herewith the copies of newspaper publications dated November 14, 2025 Unaudited financial results of the Company for the quarter and year ended September 30, 2025 approved at the Meeting of Board of Directors of the Company held on Wednesday, November 12, 2025 in the following newspapers:

1. Active Times (English)
2. Mumbai Lakshadeep (Marathi)

We request that you take the above information on record.

For **Esha Media Research Limited**

Shilpa Vinod Pawar
(Whole-Time Director)
DIN: 01196385

सार्वजनिक विश्वस्त व्यवस्था नोंदणी कार्यालय, बृहन्मुंबई विभाग, मुंबई
१ ला मंजला, सासमीरा इमारत, सासमीरा रोड, वरळी, मुंबई- ४०० ०३०.

चौकशीची जाहीर सूचना

बदल अहवाल क्रमांक : **ACC/12107/2025**

न्यासाचे नाव : **Vora Chaturbate Trust**

न्यास नोंदणी क्रमांक : **E-7654/(Mumbai)**

सादरकर्ता विश्वस्त : Mr. Vipul Vora

उपरोक्त सादरकर्ता विश्वस्त यांनी महाराष्ट्र सार्वजनिक विश्वस्त व्यवस्था अधिनियम १९५० चे कलम २२ अंतर्गत बदल अर्ज क्र. **ACC/12107/2025** अन्वये वरील न्यासाची नोंदणी रद्द करण्याकरिता अर्ज केलेला आहे. त्या अनुषंगाने मा. सहायक धर्मादाय आयुक्त-V, बृहन्मुंबई विभाग, मुंबई हे वर नमूद केलेल्या बदल अर्ज सार्वबन्धी महाराष्ट्र सार्वजनिक विश्वस्त व्यवस्था अधिनियम, १९५० चे कलम २२ (३) (A) अन्वये खालील मुद्यांवर चौकशी करणार आहेत.

३. न्यासाची नोंदणी रद्द करण्यासंबंधी कोणास काही आक्षेप आहेत काय ?
सदरच्या चौकशी प्रकरणांमधे कोणास काही हरकत घ्यायची असेल अगर पुरावा देण्या असेल त्यांनी त्याची लेखी कैफियत ही नोटीस प्रसिध्द झाल्या तारखेपासून तीस दिवसांचे आत या कार्यालयाचे वरील पत्त्यावर मिळेल अशा रीतीने पाठवावी. त्यानंतर आलेल्या कैफियतीचा विचार केला जाणार नाही. तसेच मुदतीत कैफियत न आल्यास कोणास काही सांगायचे नाही असे समजून चौकशी पूर्ण केली जाईल व अर्जाचे निकालाबाबत योग्य ते आदेश दिले जातील.

सदरची सूचना माझे सहनिर्णी व मा. धर्मादाय सह आयुक्त, बृहन्मुंबई विभाग, मुंबई यांचे शिक्क्यानिशी आज दिनांक १३.११.२०२५ रोजी दिली.

सही/-
अधिकृत (न्याय शाखा),
सार्वजनिक न्यास नोंदणी कार्यालय,
बृहन्मुंबई विभाग, मुंबई

शिक्का


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: 0435-2432322, Fax: 0435-2431746

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

The following properties/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.32,16,090/- (Rupees Thirty Two Lakh Sixteen Thousand and Ninety only)** as on **14-04-2025** onwards with further interest to be charged from **15-04-2025** onwards and other expenses, any other dues to the Bank by the borrowers / guarantors **No.1) Mr. Manikandan Narashiman Iyer, S/o. Narashiman, Flat No.006, on the Ground Floor, in A Wing, in the building Saraswati Co-operative Housing Society Ltd., Jai Mata Di Complex, Bhiwandi - 400605. No.2) Mrs. Vaishnavi Manikandan Iyer, W/o. Manikandan Iyer, Flat No.006, on the Ground Floor, in A Wing, in the building Saraswati Co-operative Housing Society Ltd., Jai Mata Di Complex, Bhiwandi - 400605.**

Immovable Property Mortgaged to our Bank
(Property Owned by Mr. Manikandan Narashiman Iyer, S/o. Narashiman & Mrs. Vaishnavi Manikandan Iyer, W/o. Manikandan Iyer)

All that Piece and Parcel : Flat No.006, on the Ground Floor, in A Wing, admeasuring 555 sq.ft. Built up Area, in the Building known as "Saraswati Co-operative Housing Society Ltd.", in Jai Mata Di Complex, Bhiwandi, District Thane Lying and being at Survey No. 10/11/2B, out of the totally admeasuring about 3,410.00 Sq.Mtrs., in the Revenue Village - Kalthar, Taluka Bhiwandi and District Thane, within the Registration Sub-District Bhiwandi and District Thane and within the limits of Grampanchayat Kalthar. Boundaries : East - Building, West - Building, North - Road, South - Building.

Reserve Price : Rs.15,00,000/- (Rupees Fifteen Lakh only)


RE-AUCTION DETAILS	
Date of Re-Tender-cum-Auction Sale	Venue
02-12-2025	City Union Bank Limited, Thane Branch, Shop No.2, Ground Floor, Tropical Elite Building, Opp. Naupada Police Station, Naupada, Thane West, Maharashtra - 400602. Telephone No.022-25384747, Cell Nos.9325871410, 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, Thane Branch, Shop No.2, Ground Floor, Tropical Elite Building, Opposite Naupada Police Station, Naupada, Thane West, Maharashtra - 400602.** (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.,** 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.022-25384747, Cell Nos.9325871410, 8925964908.** (5) The properties 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 : 12-11-2025 **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

Read Daily Active Times


CAPITALINDIA
 Rediscover Business
 Regd. Office: 701, 7th Floor, Agarwal Corporate Tower, Plot No. 23, District Centre, Rajendra Place, New Delhi, India - 110008
 Tel: +91 11 49546000
 Email: wecar@capitalindia.com
 CIN : L74899DL1994PLC128577

APPENDIX-IV (See rule 8(1)) POSESSION NOTICE (For Immovable Property)

Whereas, The undersigned being the Authorized Officer of **CAPITAL INDIA FINANCE LIMITED [CIN No. L74899DL1994PLC128577]** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice dated 12.08.2025 for Loan Agreement No. NLNLAPPNE040875 calling upon the borrower(s) 1. **SUPER FITNESS THROUGH ITS PROPRIOR SATISH SHAHU SATHE 2.SATISH SHAHU SATHE 3.PRAMILA SATISH SATHE** to repay total amount mentioned in the demand notice being Rs. 11,516,068.07/- (Rupees One Crore Fifteen Lakh Sixteen Thousand Sixty Eight And Seven Paise Only) As On : 24.07.2025 along with future interest in terms of loan agreement w.e.f. 25.07.2025 interest thereon within 60 days from the date of receipt of the said notice.

The borrower having failed to repay the amount, notice is hereby given to the borrower(s) and the public in general that the undersigned has taken symbolic possession of the property described herein below in exercise of powers conferred on him under Sub-Section (4) of Section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on 10-11-2025.

The borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Capital India Finance Limited for an amount of being Rs. 11,516,068.07/- (Rupees One Crore Fifteen Lakh Sixteen Thousand Sixty Eight And Seven Paise Only) As On : 24.07.2025 and along with future interest in terms of loan agreement w.e.f. 25.07.2025.

The borrower's attention is invited to provisions of Sub-Section (8) of Section 13 of the Act in respect of time available, to redeem the Secured Asset.

DESCRIPTION OF THE IMMOVABLE PROPERTIES
 All That Piece And Parcel Of The Immovable Property Bearing Commercial Shop No. 20, In A Commercial And Mhada Building Phase-2 Constructed On Survey No. 93, Final Cts No. 1026, Admeasuring Area 104.42 Sq.Mtr. Situated At Village - Pavali, Taluka - Haveli, District - Pune-411009 And Within The Local Limits Of Pune Municipal Corporation And Within The Jurisdiction Of Registrar Haveli - 1 To 28 District Pune And The Said Property Is Bounded As Under- North By : By Open Land And Road South By: By 40' Common Corporation Road East By : By Open Land And Road West By : By Open Duct And Shop No.19
 Date: 13.11.2025 Place: Pune **Authorised Officer Capital India Finance Limited**


CITY UNION BANK LIMITED
 Credit Recovery and Management Department
 Administrative Office : No. 24-B, Gandhi Nagar,
 Kumbakonam - 612001. E-Mail id: crmd@cityunionbank.in,
 Phone: 0435-2432322, Fax: 0435-2431746

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

The following properties/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.15,76,819/- (Rupees Fifteen Lakh Seventy Six Thousand Eight Hundred and Nineteen only)** as on **27-04-2025** together with further interest to be charged from **28-04-2025** onwards and other expenses, any other dues to the Bank by the borrowers / guarantors **No.1) Ms. Mahalakshmi Traders, 1st Floor, Gurukrupa Bunglow, Star Colony, Dombivili (E), Thane District - 421203. No.2) Ms. Salvi Varsha Prakash, D/o. Bakul Bandh Khot, 1st Floor, Gurukrupa Bunglow, Star Colony, Dombivili (E), Thane District - 421203. No.3) Mrs. S. Patil Madhurani, 1st Floor, Gurukrupa Bunglow, Star Colony, Dombivili (E), Thane District - 421203.**

Immovable Property Mortgaged to our Bank
(Property Owned by Ms. Salvi Varsha Prakash, D/o. Bakul Bandh Khot)
 All that piece and parcel of Shop No.S-10, on the Ground Floor, admeasuring 190 Sq.ft., built-up Area, in the B-Wing of Building known as Lodha Heritage Vastu, Dombivili East, lying and being at Survey No.242 and Survey No.31, in the Revenue Village - Bhopar, Taluka Kalyan and District Thane, within the Registration Sub-District Kalyan, District Thane and within the limits of Kalyan Municipal Corporation.

Reserve Price : Rs.12,00,000/- (Rupees Twelve Lakh only)

RE-AUCTION DETAILS	
Date of Re-Tender-cum-Auction Sale	Venue
01-12-2025	City Union Bank Limited, Mumbai-Kalyan Branch, 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 - 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** 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 properties 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 : 12-11-2025 **Authorised Officer**

Regd. Office : 149, T.S.R. (Big) Street, Kumbakonam, Thanjavur District, Tamil Nadu - 612001. CIN - L65110TN1904PLC001287.
 Telephone No.0435-2402322, Fax: 0435-2431746, Website: www.cityunionbank.com


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/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.1,78,62,992/- (Rupees One Crore Seventy Eight Lakh Sixty Two Thousand Nine Hundred and Ninety Two only)** as on **10-11-2025** together with further interest to be charged from **11-11-2025** onwards and other expenses, any other dues to the Bank by the borrowers / guarantors **No.1) M/s. Priy Darshan Enterprises, at 202, B-Wing, Yogeshwar Tower, Kaser Hill, Thane - 400601. No.2) Mr. Laxman Arjun Patel, S/o. Arjun Patel, at 202, B-Wing, Yogeshwar Tower, Kaser Hill, Thane - 400601. No.3) Mrs. Pravina Laxman Patel, W/o. Laxman Arjun Patel, at 202, B-Wing, Yogeshwar Tower, Kaser Hill, Thane - 400601.**

Note : That our 223-Mumbai-Dombivili Branch has also extended Financial Assistance (CREDIT CARD AGAINST LOAN : 512120020018878) dated **09-02-2018** requested by No.1 of you represented by No. 2 of you as Proprietor for the facility for a total amount of **Rs.1,00,000/-** at a ROI of 18% and the balance outstanding as on **10-11-2025** is **Rs.47,562/-**.

Immovable Property Mortgaged to our Bank
(Property Owned by Mr. Laxman Arjun Patel, S/o. Arjun Patel)
 All that piece or parcel of land lying and being and situated at Flat No. B-202, Second Floor, Yogeshwar Apartment, Behind Royal Inn Hotel, Azad Nagar, LBS Marg, Thane West - 400607, Survey No.29, (Part) admeasuring about 1,663.87 sq.mtrs. lying and being at Village Prampakhadi, Thane Taluka and District Thane within Sub-Registration District Thane and within the limits of The Thane Municipal Corporation.


Reserve Price : Rs.68,00,000/- (Rupees Sixty Eight Lakh only)

RE-AUCTION DETAILS	
Date of Re-Tender-cum-Auction Sale	Venue
02-12-2025	City Union Bank Limited, Mumbai-Dombivili Branch, Shop No.1, Namashree CHS Ground Floor, Dr.Rajendra Prasad Road, Near Tilak Nagar Post Office, Tilak Nagar,Dombivili East, Thane - 421201. Telephone No.0251-2405681, Cell Nos.9325007428, 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-Dombivili Branch, Shop No.1, Namashree CHS Ground Floor, Dr. Rajendra Prasad Road, Near Tilak Nagar Post Office, Tilak Nagar, Dombivili East, Thane - 421201.** (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.0251-2405681, Cell Nos.9325007428, 8925964908.** (5) The properties 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 : 12-11-2025 **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


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

The following properties/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. 15,24,613/- (Rupees Fifteen Lakh Twenty Four Thousand Six Hundred and Thirteen 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) Mr. Anil R. Lochani, S/o. Ramchand at Flat No.202, Second Floor, Guru Abhishek Apt, Block C, 8136, Netaji Road, Ulhasnagar, Thane - 421304. No.2) Mrs. Manali Anil Lochani, W/o. Anil R. Lochani at Flat No.202, Second Floor, Guru Abhishek Apt, Block C, 8136, Netaji Road, Ulhasnagar, Thane - 421304.**

Note : That our 273-Mumbai - Kalyan Branch has also extended financial assistance (CUB CSL SFE04L-BR : 501812080062492) dated **30-03-2020** requested by No.1 of you for which No.2 of you stood as Co-obligant for the facility for a total amount of **Rs. 2,50,000/-** at a ROI of 12%. The same has been also classified as NPA on **17-11-2020** and the outstanding balance as on **08-04-2025** is **Rs. 5,03,359/-** plus further interest and penal interest of 2.00% with monthly rests to be charged from **08-04-2025** till the date of realization

Immovable Property Mortgaged to our Bank
(Property Owned by Mr. Anil R. Lochani, S/o. Ramchand)
 Flat No.102 on the First Floor, E Wing, admeasuring 394 Sq.ft. built up area in the building known as Gokuldham at Adhivi Dhokali, Taluka Ambarnath, District Thane lying and bearing Survey No. 15, Hissa No.2A in the Adhivi Dhokali in the Registration within the limits of Sub-Registration District Ulhasnagar, District Thane and within the limits of Divali Dhokali Grampanchayat. Boundaries : East - Building, West - Building, North - Building, South - Road.

Reserve Price : Rs.9,00,000/- (Rupees Nine Lakh only)

RE-AUCTION DETAILS	
Date of Re-Tender-cum-Auction Sale	Venue
02-12-2025	City Union Bank Limited, Mumbai-Kalyan Branch, 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 - 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** 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 properties 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 : 12-11-2025 **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

PUBLIC NOTICE
DESCRIPTION OF FLAT: A Flat No. 105, on First Floor, in B Wing, admeasuring 717 sq. fts. carpet area, in the building as Jai Ganesh Kripa Co-operative Housing Society Ltd., situated at- Near Madhavashram Mangal Karyalay, Raghuvver Nagar, Manpada Road, Dombivli (East) 421 201, standing on land bearing Survey No. 64 Hissa No. 1 Part of Revenue Village Gaibandhan Patharli, Taluka Kalyan, Dist. Thane (hereinafter referred to as the said flat). The said flat owned, possessed and occupied by my Client- Suren Ramchandra Navkal & Sudhean Ramchandra Navkal.
 Originally Ramchandra Krishna Navkal, Suren Ramchandra Navkal & Sudhean Ramchandra Navkal have purchased the said flat. Afterwards Ramchandra Krishna Navkal died on 06/04/2001 and his wife- Prabhavati Ramchandra Navkal also expired on 05/10/1992.
 That now my client gives a public notice and invites claims or objections from the claimants/ objector or objectors pertaining to the said flat and its shares and interest of the deceased member in the said flat. They should inform in writing to the following address within 15 days from the date of this public notice, with copies of such documents and other proofs in support of his/her/their claims/ objections. Otherwise, no one have any right, claim, interest, etc. on above referred flat and if so, they have been given up and the ownership of the said flat with my client will be considered as fair, unquestionable and marketable title clear and my client decent decision will be taken.
Sd/-
Adv. Gajanan S. Ghate
 A/104, Saurabh Palace CHS Ltd.,
 Nr. Old Vishnunagar Police Station,
 G. Gupte Road, Dombivli (W) 421 202,
 Taluka Kalyan, Dist. Thane.


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: 0435-2432322, Fax: 0435-2431746

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

The following properties/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.38,68,811/- (Rupees Thirty Eight Lakh Sixty Eight Thousand Eight Hundred and Eleven only)** as on **02-03-2025** together with further interest to be charged from **03-03-2025** onwards and other expenses, any other dues to the Bank by the borrowers / guarantors **No.1) M/s. V J Pethani and Co, at Shop No.5, Sadhana Samadhan Society, Dombivili West, Thane - 421202. No.2) Mr. Viral Jagdish Pethani, S/o. Jagdish M. Pethani, at 206, Arun Joshi Building, Adrushya Krupa, Ganesh Nagar Vir Jijamata Path, Dombivili West - 421202. No.3) Mrs. Bhavna Jagdish Pethani, W/o. Jagdish Pethani, at 206, Arun Joshi Building, Adrushya Krupa, Ganesh Nagar Vir Jijamata Path, Dombivili West - 421202.**

Note : That our 223-Mumbai - Dombivili Branch has also extended Financial Assistance (FITL-ADHOC-501912090015021) dated **03-09-2020** requested by No.1 of you represented by No. 2 of you as Proprietor for the facility for a total amount of **Rs.1,28,000/-** at a ROI of 13.75%. The same has been also classified as NPA on **26-01-2021** and the outstanding balance as on **02-03-2025** is **Rs.2,40,042/-** plus further interest and penal interest of 2.00% with monthly rests to be charged from **03-03-2025** till the date of realization.

Immovable Property Mortgaged to our Bank
Property Owned by Mr. Viral Jagdish Pethani, S/o. Jagdish M. Pethani & Mrs. Bhavna Jagdish Pethani, W/o. Jagdish Pethani
 Having Flat No.503, Fifth Floor, C Wing in the building known as Arjun Heights land bearing Survey No.118, Hissa Number 1A, area admeasuring 1,240 Sq.Mtrs. in the Revenue Village Katai, Taluka Kalyan, District Thane, within the Registration Sub-District Kalyan and within the limits of Kalyan, Dombivili Municipal Corporation.
Reserve Price : Rs.12,00,000/- (Rupees Twelve Lakh only)

RE-AUCTION DETAILS	
Date of Re-Tender-cum-Auction Sale	Venue
01-12-2025	City Union Bank Limited, Mumbai-Dombivili Branch, Shop No.1, Namashree CHS Ground Floor, Dr.Rajendra Prasad Road, Near Tilak Nagar Post Office, Tilak Nagar,Dombivili East, Thane - 421201. Telephone No.0251-2405681, Cell Nos.9325007428, 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-Dombivili Branch, Shop No.1, Namashree CHS Ground Floor, Dr. Rajendra Prasad Road, Near Tilak Nagar Post Office, Tilak Nagar, Dombivili East, Thane - 421201.** (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.0251-2405681, Cell Nos.9325007428, 8925964908.** (5) The property is sold on "As-is-where-is", "As-is-what

