

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

The following property/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.5,79,66,855/- (Rupees Five Crore Seventy Nine Lakh Sixty Six Thousand Eight Hundred and Fifty Five only)** as on **28-02-2024** together with further interest to be charged from **29-02-2024** onwards and other expenses, any other dues to the Bank by the borrowers / guarantors **No.1) Mr. K. Yasir Arafath, S/o. Mr. Khalid Haji, Kalliyat House, Mangattirry Post, Tirur, Malappuram District - 676105. No.2) Mrs. C.P. Sameera, W/o. Mr. K. Yasir Arafath, Kalliyat House, Mangattirry Post, Tirur, Malappuram District - 676105.**

Immovable Properties Mortgaged to our Bank

(Property Owned by Mr. K. Yasir Arafath, S/o. Mr. Khalid Haji)

Property - I : Land & Building in Re. Sy. No.95/3 and Old Sy. No. 112/3A, 264/3A, 264/2, 264/1, 264/4A, 264/7 having 0.0307 Hec (7.58 cents) Palakkad Taluk, Palakkad District, Palakkad Sub-District, Puduserry West Village, Puduserry Amsom and Desom with the following boundaries : East : Plot No. 28 owned by Anapadikkal Projects (P) Ltd. , South : 8 Meter Width Road, West : 5 Meter Width Road & Plot No. 30, North : Plot No. 20 owned by Anapadikkal Projects (P) Ltd.

Reserve Price : Rs.30,00,000/-

(Rupees Thirty Lakh only)

(Property Owned by Mr. K. Yasir Arafath, S/o. Mr. Khalid Haji)

Property - II : 17.30 Cents of land and improvements there on in Sy. No. 107/6, Thalakkad Village, Thirur Taluk, Malappuram District, with the following boundaries : East : Property included in R.Sy.No. 91 which is in the possession of third parties and property sold to Hyder Ali , North : property allotted for 4.57 meter width road and property sold to Abdul Gafoor and property in R.Sy.No.106/6 in the possession of third parties, South : Water chal and property sold to Hyder Ali and property allotted for pathway, West : Item No. 1 of property of this document and property allotted for pathway.

Reserve Price : Rs.35,00,000/-

(Rupees Thirty Five Lakh only)

(Property Owned by Mr. K. Yasir Arafath, S/o. Mr. Khalid Haji)

Property - III : 90.10 cents of land and improvements thereon under Sy.No.90/10 Thrikandiyur Village, Thirur Taluk, Malappuram District with the following boundaries : East : Item No.2, South : Property allotted to 3.65 meter road, West : property sold to Anwar Sadath, North : Water Chal.

Reserve Price : Rs.1,50,00,000/-

(Rupees One Crore Fifty Lakh only)

RE-AUCTION DETAILS

Date of Re-Tender-cum-Auction Sale	Venue
20-03-2024	City Union Bank Limited, Palakkad Branch, 13/697(7), Premier Tower, Opp. Sai Service, Coimbatore Road, Kalmandapam, Palakkad - 678001. Telephone No.0491-2528151, Cell No.9387284821.

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, Palakkad Branch, 13/697(7), Premier Tower, Opp. Sai Service, Coimbatore Road, Kalmandapam, Palakkad - 678001.** (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.0491-2528151, Cell No.9387284821.** (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.** 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 : 02-03-2024

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