



CITY UNION BANK LIMITED

Credit Recovery and Bank Management Department

Administrative Office: No.24-B, Gandhi Nagar, Kumbakonam - 612001. **E-Mail:** crmd@cityunionbank.in, **Phone:** 0435-2432322, **Fax:** 0435-2431746

TENDER-CUM-AUCTION SALE NOTICE UNDER SARFAESI ACT 2002

The following property/ies mortgaged to **City Union Bank Limited** will be sold in 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.16,12,18,615/- (Rupees Sixteen Crore Twelve Lakh Eighteen Thousand Six Hundred and Fifteen only)** as on 17-08-2023 together with further interest to be charged from 18-08-2023 onwards and other expenses, any other dues to the Bank by the borrowers / guarantors **No.1) M/s. Aysha Traders, Door No.V/1799, 18008, 1801, Kalpaka Street, Mele Pattambi P.O., Palakkad - 679306. No.2) Mr. Asharaf K.K., S/o. Aboobacker Sideek, Karuman Kuzhivil House, Thekkemmuri Pattambi, Palakkad - 679303. No.3) Mrs. Jasmine, W/o. Asharaf, K.K. Karuman Kuzhivil House, Thekkumuri Pattambi, Palakkad - 679303. No.4) Mr. Abdul Basheer, S/o. Muhammedkutty, Panikkaveetil House, Cheruthuruthy Palakkad - 679531. No.5) Mrs. Ramla, W/o. Abdul Basheer, Panikkaveetil House, Cheruthuruthy, Palakkad - 679531. No.6) Mrs. Fouziya E.K., D/o. Abdullakutty, Kandenkattil, Manappady House, Mallurkkara, Attur, Thrissur - 680583. No.7) Mr. Mujib Rehman, S/o. Aboobacker Siddique, (represented by POA holder Asharaf K.K) XV/250, Karuman Kuzhivil House, Nethirimangalam Desom Pattambi Taluk, Palakkad - 679303.**

Note : That our 123-Thrissur Branch has also extended Financial Assistance (CUB OSL SPECIAL-BR : 50181208090732) dated 04-07-2022 requested by No.1 of you represented by No. 2 of you as Proprietor for which Nos.2 & 3 of you stood as Co-obligants and Nos. 2 & 7 of you stood as Guarantors for the facility for a total amount of **Rs. 25,00,000/-** at a ROI of 11.50%. The same has been also classified as **NPA** on 30-11-2022 and the outstanding balance as on 17-08-2023 is **Rs. 28,21,560/- (Rupees Twenty Eight Lakh Twenty One Thousand Five Hundred and Sixty only)** plus further interest and penal interest of 2.00% with monthly rests to be charged from 18-08-2023 till the date of realization.

Immovable Properties Mortgaged to our Bank

Schedule - A : (Property Owned by Mr. Asharaf K.K., S/o. Aboobacker Sideek)

5.07 Ares in Re.S. No.29/2 Part of Attout Village, Thalappilly Taluk, Thrissur District with all improvements thereon **Boundaries :** East : PWD Road, North : Property of Mumtaz Vattaparambil, West : Property of Jasmine, South : Property of Rafi.

Reserve Price : Rs.1,00,000,000/- (Rupees One Crore only)

Schedule - B : (Property Owned by Mr. Abdul Basheer, S/o. Muhammedkutty & Mrs. Ramla, W/o. Abdul Basheer)

1.72 Ares in Sy.No:392/2 Part of Cheruthuruthy Village, Thalappilly Taluk, Thrissur District with all the improvements thereon and with building thereon. **Boundaries :** East : Road, North : Panchayat Road, West : Property of Ayshakutty, South : Property of Althaf.

Reserve Price : Rs.75,000,000/- (Rupees Seventy Five Lakh only)

Schedule - C : (Property Owned by Mrs. Fouziya E.K., D/o. Abdullakutty)

3.23 Ares in Re Survey No.246/23-1and 4.09 Ares in Re. Sy.No246/24 of Ongallur Village, Pattambi Taluk, Thrissur District with all the improvements thereon and with building thereon. **Boundaries :** East : Property of V. Ibrahim, North : Panchayat Road, West : Property of Mariyakutty, South : Property of Mohanan.

Reserve Price : Rs.56,400,000/- (Rupees Fifty Six Lakh Forty Thousand only)

Schedule - D : (Property Owned by Mr. Mujib Rehman, S/o. Aboobacker Siddique)

10.37 Ares in S. No. 79/1 of Pattambi Village, Ottapalam Taluk, Palakkad District with all improvements thereon. **Boundaries :** East : Property of Hydroose, South : Vazhi and Property of Ashraf, West : Property of Majid, North : Property of Melapurthy.

Reserve Price : Rs.2,90,000,000/- (Rupees Two Crore Ninety Lakh only)

Schedule - E : (Property Owned by Mr. Asharaf K.K., S/o. Aboobacker Sideek)

Property No.1 : 1.738 percent of undivided and inseparable share over an extent of 4.26 are 0.81 are, 0.75 are, 3.05 are, 0.07 are, 0.81 are, 0.81 are and 0.10 are in S.No 905/Part, 904/3, 904/4,906/1,2349/Part,906/3,906/4 and 2350/1 respectively of Chembukkavu Village and 3.09 Ares in S.No.905/Part (total 13.75 are) of Chembukkavu Village, Thrissur Taluk, Thrissur District with a Residential Flat bearing Door No.4D in the Floor (Corporation Door No. 10/779/19) admeasuring 1,150 square feet or thereabouts along with a Car Park in "Precious Homes Holy Heights" with rights over all Common Areas and amenities. **Boundaries :** (For 4.26 to 0.10 Ares) East : Property of Rafi Antony, North : Corporation Road, West : Property of Sidhi Leo South-Property in S.No.905/Part. (For 3.09 Ares) East : Property of Rafi Antony, North : Property of 4.26 Ares, West : Property of Sidhi Leo, South : Property of Sidhi Leo.

Reserve Price : Rs.75,00,000/- (Rupees Seventy Five Lakh only)

Schedule - F : (Property Owned by Mr. Asharaf K.K., S/o. Aboobacker Sideek)

Property No.2 : 2.98 Ares and 0.25 Ares of Property, in Sy. No.79/1 Part of Pattambi Village, Ottapalam Taluk, Palakkad District with all improvements in the Property. **Boundaries :** East : Pathway, North : Property of Mujib Rehman, West : Property of Majid, South : Property of Mujib Rehman, Shabna and Abubacker.

Reserve Price : Rs.1,28,00,000/- (Rupees One Crore Twenty Eight Lakh only)

Schedule - G : (Property Owned by Mr. Asharaf K.K., S/o. Aboobacker Sideek)

Property No.3 : 2.02 Ares,0.50 Ares and 2.62 Ares of Property, in Sy. No.84/1 Part of Nedumpura Village, Thalappilly Taluk, Thrissur District with all the improvements in the Property : **Boundaries :** East : Property of Sulaiman, North : Panchayath Road, West : Property of Hydru & Edavazhi, South : Property of Hydru & Sulaiman.

Reserve Price : Rs.1,65,00,000/- (Rupees One Crore Sixty Five Lakh only)

AUCTION DETAILS

Date of Tender-cum-Auction Sale	Venue
29-09-2023	City Union Bank Limited, Thrissur Branch, No.29/722/1, A.R.Tower (Opp. Thiruvambady Temple), Shoranur Road, Thrissur - 680022. Telephone No.0487-2323058, Cell No. 9349030556.

Terms and Conditions of 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, Thrissur Branch, No.29/722/1, A.R.Tower (Opp. Thiruvambady Temple), Shoranur Road, Thrissur - 680022.** (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.0487-2323058, Cell No.9349030556.** (5) The property/ies are sold on "As-is-where-is", "As-is-what-is" and "whatever-terms" 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 : 19-08-2023 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**

Size : 16 x 17 cm.