



**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

**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.38,74,68,856/- (Rupees Thirty Eight Crore Seventy Four Lakh Sixty Eight Thousand Eight Hundred and Fifty Six only) as on 04-09-2024 together with further interest to be charged from 05-09-2024 onwards and other expenses, any other dues to the Bank by the borrowers / guarantors No.1) M/s. K.K.O. Mohamed Ibrahim Educational and Charitable Trust, No.151, 8th Cross, Arulandha Nagar, Thanjavur - 613007. Also At, M/s. K.K.O. Mohamed Ibrahim Educational and Charitable Trust, Annai College Arts and Science Campus, Kovilachery, Kumbakonam, Thanjavur - 612503. No.2) Mr. M. Anwar Kabir (Also as Legal heir of Late K.K.O. Mohamed Ibrahim & Late Fathima Beevi), S/o. Late K.K.O. Mohamed Ibrahim, Samiha Illam, Kurinji Nagar, Theperumanallur Road, Palavathankattalai, Kumbakonam - 612401. Also At, Mr. M. Anwar Kabir (Also as Legal heir of Late K.K.O. Mohamed Ibrahim & Late Fathima Beevi), S/o. Late K.K.O. Mohamed Ibrahim, No.151, 8th Cross, Arulandha Nagar, Thanjavur-613007. Also At, Mr. M. Anwar Kabir (Also as Legal heir of Late K.K.O. Mohamed Ibrahim & Late Fathima Beevi), S/o. Late K.K.O. Mohamed Ibrahim Annai College Arts and Science Campus, Kovilachery, Kumbakonam, Thanjavur - 612503. No.3) Mr. M.I. Humayun Kabir (Also as Legal heir of Late K.K.O. Mohamed Ibrahim & Late Fathima Beevi), S/o. Late K.K.O. Mohamed Ibrahim, No.151, 8th Street, Arulandha Nagar, Thanjavur - 613007. No.4) Mr. M.I. Ahmed Yasin (Also as Legal heir of Late K.K.O. Mohamed Ibrahim & Late Fathima Beevi), S/o. Late K.K.O. Mohamed Ibrahim, No.26, 11 Cross, Arul Nagar, Perumandi, Chennai High Way, Kumbakonam - 613007. Also At, Mr. M.I. Ahmed Yasin (Also as Legal heir of Late K.K.O. Mohamed Ibrahim & Late Fathima Beevi), S/o. Late K.K.O. Mohamed Ibrahim, No.23, 11 Cross, Arul Nagar, Perumandi, Kumbakonam - 612002. No.5) Mr. M.Abdul Gafoor (Also as Legal heir of Late K.K.O. Mohamed Ibrahim & Late Fathima Beevi), S/o. Late K.K.O. Mohamed Ibrahim, No.729, 6th Street, 7th Cross, Kamaraj Nagar, Kumbakonam - 612002. Also At, Mr. M. Abdul Gafoor (Also as Legal heir of Late K.K.O. Mohamed Ibrahim & Late Fathima Beevi), S/o. Late K.K.O. Mohamed Ibrahim, At No.151, 8th Cross, Arulandha Nagar, Thanjavur - 613007. No.6) Mrs. F. Jarina (Also as Legal heir of Late Fathima Beevi), Farook Ali, No.151, 8th Cross, Arulandha Nagar, Thanjavur - 613007. No.7) M/s. Annai College of Arts & Science (Comp), Anakudi Road, Kovilachery, Kumbakonam - 612503. No.8) M/s. Annai College of Engineering Techno, Anakudi Road, Kovilachery, Kumbakonam - 612503. No.9) M/s. Annai College of Arts & Science (Busi), Anakudi Road, Kovilachery, Kumbakonam - 612503. No.10) M/s. Annai Fathima College of Education, Chennai Salai, Anakudi Road, Kovilachery, Kumbakonam - 612503. No.11) M/s. Annai College of Education, Annai College, Anakudi Road, Kovilachery, Kumbakonam - 612503. No.12) M/s. Annai College of Polytechnic, Chennai Salai, Anakudi Road, Kovilachery, Kumbakonam - 612503. No.13) M/s. Annai College of Arts & Science, Group of Annai College, Anakudi Road, Kovilachery, Kumbakonam - 612503. No.14) Mrs. Kurshit Banu (Legal heir of Late Hameed Batcha), W/o. Late Mr. Hameed Batcha, at No.729, 6th Street, 7th Cross, Kamaraj Nagar, Kumbakonam - 612002. No.15) Minor Omarzeem (Legal heir of Late Hameed Batcha) (now rep. by his mother Mrs. Kurshit Banu), S/o. Late Mr. Hameed Batcha, at No.729, 6th Street, 7th Cross, Kamaraj Nagar, Kumbakonam - 612002. No.16) Minor Sahaana Fathima (Legal heir of Late Mr. Hameed Batcha) (now rep. by her Mother Mrs. Kurshit Banu), D/o. Late Mr. Hameed Batcha, at No.729, 6th Street, 7th Cross, Kamaraj Nagar, Kumbakonam - 612002. No.17) Mrs. Pacumuthu (Legal heir of Late Hameed Batcha), W/o. Abdul Gaffar, at No.729, 6th Street, 7th Cross, Kamaraj Nagar, Kumbakonam - 612002. No.18) M/s. Annai Fathima Educational and Charitable Trust, Annai Towers, No.133E, Membalam, New Railway Station Road, Thanjavur - 612001. Also At, M/s. Annai Fathima Educational and Charitable Trust, Samiha Illam, Kurinji Nagar, Theperumanallur Road, Palavathankattalai Post, Kumbakonam - 612401. No.19) Mrs. A. Sulthania (Also as Legal heir of Late K.K.O. Mohamed Ibrahim & Late Fathima Beevi), W/o. Mr. Abdul Ravoff, No.151, 8th Cross, Arulandha Nagar, Thanjavur - 613007. No.20) Mrs. C. Samsiya (Also as Legal heir of Late K.K.O. Mohamed Ibrahim & Late Fathima Beevi), W/o. Chawna, No.151, 8th Cross, Arulandha Nagar, Thanjavur - 613007.

**Note :** (1) That our 004-Kumbakonam Main Branch has also extended Financial Assistance (SECURED OD WITHOUT DP : 512120020004605) dated 20-08-2016 requested by No.11 of you represented by No.2 of you as Trustee for which Nos. 1, 2, 3, 4, 5 & 6 of Late Hameed Batcha of you stood as Guarantors for the facility for a total amount of Rs.50,00,000/- at a ROI of 13% and the outstanding balance as on 04-09-2024 is Rs.55,35,369/- plus further interest and penal interest of 2.00% with monthly rests to be charged from 05-09-2024 till the date of realization.

(2) That our 004-Kumbakonam Main Branch has also extended Financial Assistance (SECURED OD WITHOUT DP : 512120020004610) dated 20-08-2016 requested by No.7 of you represented by No.2 of you as Trustee for which Nos. 1, 2, 3, 4, 5, 6 of you stood as Guarantors for the facility for a total amount of Rs.40,00,000/- at a ROI of 13% and the outstanding balance as on 04-09-2024 is Rs.43,76,617/- plus further interest and penal interest of 2.00% with monthly rests to be charged from 05-09-2024 till the date of realization.

(3) That our 004-Kumbakonam Main Branch has also extended Financial Assistance (SECURED OD WITHOUT DP : 512120020004611) dated 20-08-2016 requested by No.13 of you represented by No.2 of you as Trustee for which Nos. 1, 2, 3, 4, 5, 6, 13 & Late Hameed Batcha of you stood as Guarantors for the facility for a total amount of Rs.90,00,000/- at a ROI of 13% and the outstanding balance as on 04-09-2024 is Rs.86,16,115/- plus further interest and penal interest of 2.00% with monthly rests to be charged from 05-09-2024 till the date of realization.

(4) That our 004-Kumbakonam Main Branch has also extended Financial Assistance (SECURED OD WITHOUT DP : 512120020004608) dated 20-08-2016 requested by No.9 of you represented by No.2 of you as Trustee for which Nos. 1, 2, 3, 4, 5 & Late Hameed Batcha of you stood as Guarantors for the facility for a total amount of Rs.40,00,000/- at a ROI of 13% and the outstanding balance as on 04-09-2024 is Rs.42,41,958/- plus further interest and penal interest of 2.00% with monthly rests to be charged from 05-09-2024 till the date of realization.

(5) That our 004-Kumbakonam Main Branch has also extended Financial Assistance (SECURED OD WITHOUT DP : 512120020004609) dated 20-08-2016 requested by No.8 of you represented by No.2 of you as Trustee for which Nos. 1, 2, 3, 4, 5, 6 & Late Hameed Batcha of you stood as Guarantors for the facility for a total amount of Rs.1,30,00,000/- at a ROI of 13% and the outstanding balance as on 04-09-2024 is Rs.1,48,65,813/- plus further interest and penal interest of 2.00% with monthly rests to be charged from 05-09-2024 till the date of realization.

(6) That our 004-Kumbakonam Main Branch has also extended Financial Assistance (SECURED OD WITHOUT DP : 512120020004607) dated 20-08-2016 requested by No.10 of you represented by No.2 of you as Trustee for which Nos. 1, 2, 3, 4, 5, 6 & Late Hameed Batcha

of you stood as Guarantors for the facility for a total amount of Rs.50,00,000/- at a ROI of 13% and the outstanding balance as on 04-09-2024 is Rs.53,13,162/- plus further interest and penal interest of 2.00% with monthly rests to be charged from 05-09-2024 till the date of realization.

(7) That our 004-Kumbakonam Main Branch has also extended Financial Assistance (SECURED OD WITHOUT DP : 512120020004606) dated 20-08-2016 requested by No.12 of you represented by No.2 of you as Trustee for which Nos. 1, 2, 3, 4, 5 & Late Hameed Batcha of you stood as Guarantors for the facility for a total amount of Rs.1,00,00,000/- at a ROI of 13% and the outstanding balance as on 04-09-2024 is Rs.1,07,98,045/- plus further interest and penal interest of 2.00% with monthly rests to be charged from 05-09-2024 till the date of realization.

**Immovable Properties Mortgaged to our Bank**  
**Schedule - A : (Property Owned by Mr. M. Anwar Kabir,**  
**S/o. Late K.K.O. Mohamed Ibrahim)**

The Site together with any superstructure existing and to be put up there in Thanjavur District, Kumbakonam Registration District, Kumbakonam No.1 Joint Sub-Registry, Kumbakonam Taluk, Palavathan Kattalai Vattam and Village. Boundaries : East by : Saroja, Azhagar, Gnanavel Property, West by : Paapathi Annai Property, South by : Channel and North by : Theperumanallur Road, within these boundaries R.C.C.Site situated in R.S.No.88/1-B-2B (Old R.S.No.88/1B2) comprises 3,703 Sq.ft. and a Vanacana House Building therein with Electric Connection and Panchayat Drinking Water Connection.

**Reserve Price : Rs.93,00,000/-**  
**(Rupees Ninety Three Lakh only)**

**Schedule - B : (Property Owned by M/s. K.K.O. Mohamed Ibrahim Educational and Charitable Trust)**

The following Nanja lands and buildings thereon situated in Kumbakonam Registration District, Thiruppanandal Sub-Registration District, Kumbakonam Taluk, Kovilachery Vattam and Kovilachery Village. **Item No.1 :** New R.S.No.114/2, Old R.S.No.114, Extent Ac - Cent : 2-57. Western Side out of Ac.5-40. **Item No.2 :** New R.S.No. 115, Old R.S.No. 115, Extent Ac - Cent : 2-44. **Item No.3 :** New R.S.No.113/2, Old R.S.No.113/2, Extent Ac - Cent : 1-51. **Item No.4 :** New R.S.No. 114/1, Old R.S.No.114, Extent Ac - Cent : 2-83. @ Eastern Side Out of Ac.5-40. **Item No.5 :** New R.S.No.112/3B, Extent Ac - Cents : 0-26. **Item No.6 :** New R.S.No.113/1, Extent Ac - Cents : 0-72. **Item No.7 :** New R.S.No.159/4, ExtentAc - Cent : 0-17, Total = 10-50.

**Reserve Price : Rs.19,80,00,000/-**  
**(Rupees Nineteen Crore Eighty Lakh only)**

**Schedule - C : (Property Owned by M/s. K.K.O. Mohamed Ibrahim Educational and Charitable Trust)**

Thanjavur District, Kumbakonam Registration District, Thiruppanandal Sub-Registrar Office, Kumbakonam Taluk, Kovilachery Village. The Nanjai Property extent 52 Ares (or) 1 Acre 29 Cents, comprised in R.S.No.59/2D. Boundaries: North of : Channel, East of : Vellaiyan Nanjai Property, West of : Govindaraj Nanjai Property and South of : Karunaganaran Nanjai Property.

**Schedule - G : (Property Owned by M/s. K.K.O. Mohamed Ibrahim Educational and Charitable Trust)**

Thanjavur District, Kumbakonam Registration District, Thiruppanandal Sub-Registrar Office, Kumbakonam Taluk, Kovilachery Village. **Item No.1 :** The Nanjai Property extent 46 Cents, Comprised in R.S.No.67/1B. **Item No.2 :** The Nanjai Property extent 2 Acre 4 Cents, comprised in R.S.No.67/2. **Item No.3 :** The Nanjai Property extent 32 Ares (or) 79 Cents, Comprised in Old R.S.No.67/1A and New R.S.No.67/1A.1. **Item No.4 :** The Nanjai Property extent 68/2/3 Cents, comprised in Old R.S.No.67/1A as per Sub-division New R.S.No.67/1A2. Boundaries : (Item No.4) East of : A.Thajudeen Nanjai Property, West of : Ulaganatha Padaiyachi Nanjai Property, South of : Channel, North of : Anakudi Road. **Item No.5 :** The Nanjai Property extent 68 Cents, comprised in Old R.S.No.60/1 and New R.S.No.60/1C. Total Extent 10 Acre 10-2/3 Cents.

**Reserve Price : Rs.15,66,00,000/-**  
**(Rupees Fifteen Crore Sixty Six Lakh only) (For Schedule C & G)**

**AUCTION DETAILS**

Date of Tender-cum-Auction Sale	Venue
04-11-2024	City Union Bank Ltd., Kumbakonam Main Branch, No.52, Dr. Besant Road, Kumbakonam, Thanjavur District - 612001. Telephone No.0435-2421058, Cell No. 9344301143.

**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, Kumbakonam Main Branch, No.52, Dr. Besant Road, Kumbakonam, Thanjavur District - 612001.** (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.0435-2421058, Cell No. 9344301143. (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 : 24-09-2024 **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