

**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, Arulanda Nagar, Thanjavur - 613007. Also At, M/s. K.K.O. Mohamed Ibrahim Educational and Charitable Trust, Annai College Arts and Science Campus, Kovilacheri, 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, Kurinj 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, Arulanda 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, Kovilacheri, 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, Arulanda Nagar, Thanjavur - 613007. No.4) Mr. M.I. Ahamed 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, II Cross, Arul Nagar, Perumandi, Chennai High Way, Kumbakonam - 613007. Also At, Mr. M.I. Ahamed 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, II Cross, Arul Nagar, Perumandi, Kumbakonam - 612002. No.5) **Mr. M. Abdul Gaffoor (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 Gaffoor (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, Arulanda Nagar, Thanjavur - 613007. No.6) **Mrs. F. Jarina (Also as Legal heir of Late Fathima Beevi), Farook Ali, No.151, 8th Cross, Arulanda Nagar, Thanjavur - 613007. No.7) **M/s. Annai College of Arts & Science (Comp), Anakudi Road, Kovilacheri, Kumbakonam - 612503. No.8) **M/s. Annai College of Engineering Techno, Anakudi Road, Kovilacheri, Kumbakonam - 612503. No.9) **M/s. Annai College of Arts & Science (Busi), Anakudi Road, Kovilacheri, Kumbakonam - 612503. No.10) **M/s. Annai Fathima College of Education, Chennai Salai, Anakudi Road, Kovilacheri, Kumbakonam - 612503. No.11) **M/s. Annai College of Education, Annai College, Anakudi Road, Kovilacheri, Kumbakonam - 612503. No.12) **M/s. Annai College of Polytechnic, Chennai Salai, Anakudi Road, Kovilacheri, Kumbakonam - 612503. No.13) **M/s. Annai College of Arts & Science, Group of Annai College, Anakudi Road, Kovilacheri, 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 Omarazeem (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 Gaffoor, 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, Kurinj 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 Ravooof, No.151, 8th Cross, Arulanda 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, Arulanda 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 & 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 and 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 - H****(Property Owned by M/s. Annai Fathima Educational and Charitable Trust)**

Trichy District, Trichy Registration District, Thiruverumbur Sub Registrar Office, Suriyur Village. **Item No.1 (1) :** The Punjai Property extent 60 Cents, comprised in RS.No.135/7. **Boundaries :** North by : The Property comprised in RS.No.135/6, South by : Remaining Portion of Property comprised in RS.135/7, East by : The Property comprised in RS.No.380, West by : The Property comprised in RS.Nos.135/8 & 135/4.

Item No.2 (2) : The Punjai Property extent 89 Cents, comprised in RS.No.135/1 3. The Punjai Property extent of 27 Cents, comprised in RS.No.135/2. **(4) The Punjai Property extent of 25 Cents, comprised in RS.No.135/3. (5) The Punjai Property extent of 22 Cents, comprised in RS.No.135/4. Boundaries (For Item No.2) :** North by : National Highway, South by : The Property comprised in RS.No.135/8, East by : The Property comprised in RS.Nos.135/5 & 6, West by : The Property comprised in RS.Nos.135/1, 135/2, 135/3 & 135/4.

Item No.3 (6) : The Punjai Property extent 1 Acre, 73 Cents, comprised in RS.No.135/5 7. The Punjai Property extent 1 Acre, 73 Cents, comprised in RS.No.135/6. **Boundaries (For Item No.3) :** North by : The Property comprised in RS.No.136, South by : The Property comprised in RS.No.135/7, East by : The Property comprised in RS.No.380, West by : The Property comprised in RS.Nos.135/3 & 135/4.

Reserve Price : Rs.1,99,00,000/-
(Rupees One Crore Ninety Nine Lakh only)

AUCTION DETAILS

Date of Tender-cum-Auction Sale	Venue
04-11-2024	City Union Bank Limited, Tiruchirappalli-SIGC Campus Branch, No.23, Kalliamman Koil Street, Tiruchirappalli - 620002. Telephone No.0431-2704180, Cell No. 9345150658.

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, Tiruchirappalli-SIGC Campus Branch, No.23, Kalliamman Koil Street, Tiruchirappalli - 620002.** (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.0431-2704180, Cell No. 9345150658.** (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 : 24-09-2024**Authorised Officer**

Regd. Office : 149, T.S.R. (Big) Street, Kumbakonam, Thanjavur District, Tamil Nadu - 612 001. **CIN - L65110TN1904PLC001287,**
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