



CUB
TRUST AND EXCELLENCE
SINCE 1904

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

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.1,30,67,335/- (Rupees One Crore Thirty Lakh Sixty Seven Thousand Three Hundred and Thirty Five Only)** as on **15-11-2024** together with further interest to be charged from **16-11-2024** onwards and other expenses, any other dues to the Bank by the borrowers / guarantors **No.1) M/s. A H K Silk, No.32, Ward No.23, Tippu Masjid Road, Near Tippu Masjid, Ramanagara - 562159. No.2) Mr. Nawaz Khan, S/o. Mr.Mahboob Khan, No.32, Ward No.23, Tippu Masjid Road, Near Tippu Masjid, Ramanagara - 562159. No.3) Mrs. Ayesha Banu, W/o. Mr. Nawaz Khan, No.32, Ward 23, Tippu Masjid Road, Near Tippu Masjid, Ramanagara - 562159. No.4) M/s. A H K Silk Industry, No.32, Ward 23, Tippu Masjid Road, Near Tippu Masjid, Ramanagara - 562159.**

Note: That our **198-Bengaluru-Ramanagara Branch** has also extended Financial Assistance (OLCC:512020010026081) dated **12-07-2019** requested by No.4 of you represented by No. 3 of you as Proprietor for which Nos.2 and 3 of you stood as Co-obligants for the facility for a total amount of **Rs. 20,00,000/-** at a ROI of **12.25%** and the balance outstanding as on **15-11-2024** is **Rs. 20,65,230/-**.

Immovable Properties Mortgaged to our Bank

Schedule - A : (Property Owned by Mr. Nawaz Khan, S/o. Mr.Mahboob Khan)

All that piece and parcel of property bearing Municipal Khata Nos.410/B/51/52/53/54/55B, Measuring East to West 30 feet, North to South 30 feet in all 900 square feet. Situated at Kothipura Amanikere, Ward No.21, Ramanagara Town, Ramanagara District. Bounded on : East by: Remaining portion of Vendor Site No.8; West by : Remaining Portion of Vendor; North by : Site No 6; South by : 20 feet Road.

Schedule -B: (Property Owned by Mr. Nawaz Khan, S/o. Mr.Mahboob Khan)

All that piece and parcel of property bearing Municipal Khata Nos.410/B/51/52/53/54/55B, Measuring : East to West 30 feet, North to South 30 feet in all 900 square feet. Situated at Kothipura Amanikere, Ward No.21, Ramanagara Town, Ramanagara District. Bounded on : East by : Site of Applicant Nawaz Khan; West by : 25 feet Road; North by : Site No 7; South by : 20 feet Road.

Reserve Price : Rs.1,07,00,000/-

(Rupees One Crore Seven Lakh only) (For Schedule: A & B)

Schedule -C : (Property Owned by Mrs. Ayesha Banu, W/o. Mr. Nawaz Khan)

All that piece and parcel of property bearing Old Municipal Khata No.55/2 & present New No.237/655/55/2, Measuring : East to West (50 Feet), North to South (50 Feet) in all 2,500 Sq. feet, Situated at Kothipura Amanikere, 2nd Stage, Ramanagara Town, Ramanagara District. Bounded on : East by : 14 Feet Road; West by : Property of Syed Ahsam; North by : Property No.5; South by : Property of Syed kareem.

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

(Rupees Fifty Lakh only)

Schedule -D : (Property Owned by Mrs. Ayesha Banu, W/o. Mr. Nawaz Khan)

All that piece and parcel of property bearing Old Municipal Khata No.55/2, Present 883/55/2/A PID No.24-03-509-42/A, Measuring : East to West 15.361 Meters or 50.4 feet on the South 15/788 meter or 51.8 Meters North to South 12.192024 Meters or 40 feet in all 188.893732 Sq.Meters or 2,044 Sq.Feet Situated at No.42 1B South Cross Road, Block (Yarabnagar) Kothipura Amanikere, Ramanagara Town, Ramanagara District. Bounded on : East by : Municipal Road; West by : Property of Nawaz; North by : Site No 4; South by : Site No.AM Sultan.,

Reserve Price : Rs.41,00,000/-

(Rupees Forty One Lakh only)

AUCTION DETAILS

Date of Tender-cum-Auction Sale	Venue
03-01-2025	City Union Bank Limited, Bengaluru-Ramanagara Branch, B.M.Road, 316, I Stage, Near Bus Stand, Bengaluru-Mysore Main Road, Ramanagara, Bengaluru Rural - 571511. Telephone No.080-27276688, Cell No.9379511195.

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, Bengaluru-Ramanagara Branch, B.M.Road, 316, I Stage, Near Bus Stand, Bengaluru - Mysore Main Road, Ramanagara, Bengaluru Rural - 571511.** (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.080-27276688, Cell No.9379511195.** (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 : 25-11-2024

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

D:\2024\CUB\Nov-24\CUB_Ten\AHK Silk_(Re_Ten)_ (Ramanagara_Bengaluru)_ (Eng)_ 25-11-2024 Size : 8 x 27 cms.