



# 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,

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.3,66,75,772/- (Rupees Three Crore Sixty Six Lakh Seventy Five Thousand Seven Hundred and Seventy Two only)** as on 16-02-2025 together with further interest to be charged from 17-02-2025 onwards and other expenses, any other dues to the Bank by the borrowers / guarantors No.1) **M/s. Prime Marketing, Vijaya Nursing Home Building, B.H.Road, Tiptur - 572201. No.2) Mr. Haji Sulaiman, S/o. Habib Dada, Sona Plaza, PB.No.94, OT Road, Shimoga, Karnataka - 577201. No.3) Mr. Sulaiman Anwar, S/o. Anwar Ibrahim, No.5319, Shivaji Colony, Market Street, Arasikere, Hassan District - 573103. No.4) Mr. Yousuf Anwar, S/o. Anwar Ibrahim, No.5319, Shivaji Colony, Market Street, Arasikere, Hassan District - 573103. No.5) Mrs. Firdous Sulaiman, W/o. Haji Sulaiman, Sona Plaza, PB.No.94, OT Road, Shimoga, Karnataka - 577201. No.6) Mrs. Taslim Bilal, W/o. Bilal Habib, No.9/1, Flat No.101, Fair Court Apartment, Myrtle Lane, Richmond Town, Bangalore - 560025. No.7) M/s. Prime Associates, Vijaya Nursing Home Building, B.H.Road, Tiptur - 572201. No.8) Mrs. Yasmin Iqbal, W/o. Iqbal Habib, Ambedkar Park, Masjid Road, Tank Mohalla, Shimoga - 577201. No.9) Mrs. Nierisa Aslam, W/o. Aslam Habib, No.7/2, Dada House, Arasikere, Hassan District - 573103. No.10) Mrs. Zohara Bai, W/o. Anwar Ibrahim, No.5319, Shivaji Colony, Market Street, Arasikere, Hassan District - 573103. No.11) Mrs. Hanifa Bai, W/o. Late Habeeb Dada, Dada House, Santhepet, Arasikere, Hassan District - 573103. No.12) Mr. Iqbal Habib, S/o. Late Habeeb Dada, Dada House, Santhepet, Arasikere, Hassan District - 573103.**

**Note :** (1) That our **093-Tiptur Branch** has also extended Financial Assistance (OLCC : 512020010010978) dated **20-07-2022** requested by No.7 of you represented by Nos. 2, 3, 4, 6, 8 & 9 of you as Partner for which Nos.2, 3, 4, 6, 8 & 9 of you stood as Co-obligants for the facility for a total amount of **Rs. 3,75,00,000/-** at a ROI of **10.50%** the outstanding balance as on **16-02-2025** is **Rs.4,19,35,050/-** plus further interest and penal interest of **2.00%** with monthly rests to be charged from **17-02-2025** till the date of realization.

(2) That our **093-Tiptur Branch** has also extended Financial Assistance (ECLGS 1.0 EXTENSION : 501812080082470) dated **30-11-2021** requested by No.7 of you represented by Nos. 2, 3, 4, 6, 8 & 9 of you as Partner for which Nos.2, 3, 4, 6, 8 & 9 of you stood as Co-obligants for the facility for a total amount of **Rs. 38,00,000/-** at a ROI of **8.5%**. The outstanding balance as on **16-02-2025** is **Rs. 36,94,762/-** plus further interest and penal interest of **2.00%** with monthly rests to be charged from **17-02-2025** till the date of realization.

(3) That our **093-Tiptur Branch** has also extended Financial Assistance (OTHER HOUSING LOAN > 25 L : 501312030007951) dated **27-07-2016** requested by No.3 of you for which Nos.4, 10 of you stood as Co-obligants for the facility for a total amount of **Rs.40,00,000/-** at a ROI of **11.5%** the outstanding balance as on **16-02-2025** is **Rs.20,85,809/-** plus further interest and penal interest of **2.00%** with monthly rests to be charged from **17-02-2025** till the date of realization.

(4) That our **093-Tiptur Branch** has also extended Financial Assistance (EMERGENCY CREDIT LINE SCH : 501812080073538) dated **17-07-2020** requested by No.7 of you represented by Nos. 2, 3, 4, 6, 8 & 9 of you as Partners for which Nos. 2, 3, 4, 6, 8 & 9 of you stood as Co-obligants and Nos. 10, 11 of you stood as Guarantors for the facility for a total amount of **Rs.77,95,000/-** at a ROI of **9.25%** and the balance outstanding as on **16-02-2025** is **Rs. 9,05,241/-**.

### Immovable Properties Mortgaged to our Bank

#### Schedule - A : (Property Owned by Mrs. Zohara Bai, W/o. Anwar Ibrahim)

Khatha No.268/5246(6583), Ward No.14/2, Shivaji Colony, Arasikere Taluk, Hassan District, an extent of 9.15 x 12.20 Sq.mts. (1,200 Sq.ft.) Residential land and building situated within the following boundaries : East - Road, West - Sada Shivappa, North - Galli, South - Road.

#### Schedule - B : (Property Owned by Mrs. Zohara Bai, W/o. Anwar Ibrahim)

Khatha No.269/5247(A, Ward No.14/7, Santhe Maidana, Arasikere Taluk, Hassan District, an extent of 20 x 40 ft. (800 Sq.ft.) Residential Site situated within the following boundaries : East - Anwar Set, West - TC Shashidar Murthy, North - Road, South - Galli.

**Reserve Price : Rs.4,00,00,000/-**

**(Rupees Four Crore only) (For Schedule A & B)**

#### Schedule - C : (Property Owned by Mrs. Hanifa Bai, W/o. Late Habeeb Dada)

The Site and the superstructure now builtup and to be put up there on in New Khatha No.1-101-3, Old Khatha No.395/2898/4516, Rice Mill Road, Santhepet, Arasikere Taluk, Hassan District, an extent of 12.192024 x 12.192024 metre, Total 148.6448 Sq.mt. as per document (1,480 Sq.ft.), Commercial land and building with First and Second Floors therein situated within the following boundaries : East - Road, West - Galli, North - Harun Dada, South - Own.

#### Schedule - D : (Property Owned by Mrs. Hanifa Bai, W/o. Late Habeeb Dada)

The site and the superstructure now builtup and to be put up thereon in New Khatha No.1-101-5, Old Khatha No.394/2897(4515), Rice Mill Road, Santhepet, Arasikere Taluk, Hassan District and extent of 10.35 x 12.20 Sq.mt. (1,360 Sq.ft.) Total 126.34808 Sq.mt. Commercial land and building with First and Second Floors therein situated within the following boundaries : East - Road, West - Kendada Gundu Road, North - Saroja Site, South - Own.

**Reserve Price : Rs.3,96,00,000/-**

**(Rupees Three Crore Ninety Six Lakh only) (For Schedule C & D)**

#### AUCTION DETAILS

Date of Tender-cum-Auction Sale	Venue
<b>29-03-2025</b>	<b>City Union Bank Limited, Tiptur Branch, Ramamandir Road (Opp. Prabath Coffee Depot), Tiptur, Tumkur - 572201, Karnataka. Telephone No.08134-250282, Cell No.9343220166.</b>

#### 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, Tiptur Branch, Ramamandir Road (Opp. Prabath Coffee Depot), Tiptur, Tumkur - 572201, Karnataka.** (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 **01.00 p.m.** 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.08134-250282, Cell No. 9343220166.** (5) The property/ies are sold on "As-is-where-is", "As-is-what-is" and "whatever-theres is" basis. (6) The sealed tenders will be opened in the presence of the intending bidders at **02.00 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 : 20-02-2025**

**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**

Size : 16 x 16 cm.