



CITY UNION BANK LIMITED

Credit Recovery and Management Department

Administrative Office : No. 24-B, Gandhi Nagar, Kumbakonam - 612001.

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Size : 12 x 37 cm.

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RE-TENDER-CUM-AUCTION SALE NOTICE UNDER SARFAESI ACT 2002
The following properties mortgaged to City Union Bank Limited will be sold in Re-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 the undermentioned security debts due to the Bank, together with further interest and other expenses, any other dues to the Bank by the borrowers / guarantors mentioned herein below :

PART - 1

Name of the Borrowers: No.1) M/s. Kolhapur Oil Traders, C.S. No. 1318A, Gala No.10/11, Laxmipuri, C Ward, Harihar Plaza, Kolhapur, Maharashtra - 416002. No.2) Mr. Alhabib Irfan Akbani, S/o. Irfan Abdul Gaffar Akbani, 816/2, Akbani House, Karande Mala, Devane Colony, Tarabai Park, Kolhapur Taluk, Karveer District, Maharashtra - 416003. No.3) Mrs. Nasima Irfan Akbani, W/o. Irfan Abdul Gaffar Akbani, 816/2, Akbani House, Karande Mala, Devane Colony, Tarabai Park, Kolhapur Taluk, Karveer District, Maharashtra - 416003. No.4) Ms. Silian Irfan Akbani, D/o. Smt. Nasima Irfan Akbani, 816/2, Akbani House, Karande Mala, Devane Colony, Kolhapur, Maharashtra - 416003. No.5) Mrs. Ayesha Mohammad Asif Kacchi, W/o. Mohammad Asif Kacchi, 816/2, Akbani House, Karande Mala, Devane Colony, Kolhapur, Maharashtra - 416003. Also at, Mrs. Ayesha Mohammad Asif Kacchi, W/o. Mohammad Asif Kacchi, Plot No.17, Whispering Woods, Opp. Pawar Petrol Pump, Kupwad Road, Sangli Miraj, Maharashtra - 416410. No.6) Mr. Bilal Irfan Akbani, S/o. Irfan Abdul Gaffar Akbani, 816/2, Akbani House, Karande Mala, Devane Colony, Kolhapur, Maharashtra - 416003. No.7) Ms. Zoya Mohasin Shikalgar, D/o. Irfan Abdul Gaffar Akbani, 816/2, Akbani House, Karande Mala, Devane Colony, Kolhapur, Maharashtra - 416003. Also at, Ms. Zoya Mohasin Shikalgar, D/o. Irfan Abdul Gaffar Akbani, Flat No. S.1, Rachana Residency, Tarabai Park, Near Phalake Eye Hospital, Kolhapur, Karvir, Maharashtra - 416003. No.8) Mr. Hasan Abdul Gaffar Akbani, S/o. Abdul Gaffar Haimkasam Akbani, 816/2, Akbani House, Karande Mala, Devane Colony, Kolhapur, Maharashtra - 416003.

Outstanding Liability Amount : Rs.5,05,98,439/- (Rupees Five Crore Five Lakh Ninety Eight Thousand Four Hundred and Thirty Nine only) as on 02-04-2025 together with further interest to be charged from 03-04-2025 onwards, other expenses and any other dues to the bank by the Borrowers / Guarantors.

Description of the Immovable Properties Mortgaged to our Bank	Reserve Price	Date & Time of Auction
Schedule - A : (Property Owned by Mrs. Nasima Irfan Akbani, W/o. Irfan Abdul Gaffar Akbani, Mr. Alhabib Irfan Akbani, S/o. Irfan Abdul Gaffar Akbani, Mrs. Ayesha Mohammad Asif Kacchi, W/o. Mohammad Asif Kacchi, Mr. Bilal Irfan Akbani, S/o. Irfan Abdul Gaffar Akbani, Ms. Silian Irfan Akbani, D/o. Smt. Nasima Irfan Akbani & Ms. Zoya Mohasin Shikalgar, D/o. Irfan Abdul Gaffar Akbani) The Property bearing C.S.No.531, Total Area adm.278.7 Sq.Mtrs. out of it Building known as "Bhavani Nivas" out of its shop Unit No.3, Ground Floor, Area adm.27.93 sq.Mtrs. Builtup bounded by on or towards : East : C.S.No.530, West : Shop Unit No.2, South : Road, North : Office No.1. Along with 8.27 % Share in General Common Areas and facilities, situated at E - Ward, Kolhapur.	₹ 40,00,000/- (Rupees Forty Lakh only)	30-04-2025 at 01.00 p.m.
Schedule - B : (Property Owned by Mrs. Nasima Irfan Akbani, W/o. Irfan Abdul Gaffar Akbani, Mr. Alhabib Irfan Akbani, S/o. Irfan Abdul Gaffar Akbani, Mrs. Ayesha Mohammad Asif Kacchi, W/o. Mohammad Asif Kacchi, Mr. Bilal Irfan Akbani, S/o. Irfan Abdul Gaffar Akbani, Ms. Silian Irfan Akbani, D/o. Smt. Nasima Irfan Akbani & Ms. Zoya Mohasin Shikalgar, D/o. Irfan Abdul Gaffar Akbani) Vacant land measuring 3,200 sq.ft. Plot No.79, New Plot No.374, situated at C.S.No.433/287 Market Yard, E - Ward, Kolhapur, Maharashtra, Boundaries : East : Plot No.80, West : Plot No.78, South : Road, North : Road. Situated at Market Yard, E - Ward, Kolhapur.	₹ 55,00,000/- (Rupees Fifty Five Lakh only)	30-04-2025 at 01.00 p.m.
Schedule - C : (Property Owned by Mrs. Nasima Irfan Akbani, W/o. Irfan Abdul Gaffar Akbani, Mr. Alhabib Irfan Akbani, S/o. Irfan Abdul Gaffar Akbani, Mrs. Ayesha Mohammad Asif Kacchi, W/o. Mohammad Asif Kacchi, Mr. Bilal Irfan Akbani, S/o. Irfan Abdul Gaffar Akbani, Ms. Silian Irfan Akbani, D/o. Smt. Nasima Irfan Akbani & Ms. Zoya Mohasin Shikalgar, D/o. Irfan Abdul Gaffar Akbani) The Property bearing C.S.No.5A, Total Area adm. 875.9 sq.mtrs. out of it Building known as "Sanchayani Fort", out of it Flat Unit No.F-003, First Floor Area adm.63.17 Sq.Mtrs. Bounded by on or towards : East : Side Margin, West : Entrance of Flat, South : Flat Unit No.F-004, North : Side Margin. Along with undivided share of 5.33 in General Common Areas and facilities, for said building, situated at E - Ward, New Palace Road, Mahaveer College, Kolhapur.	₹ 22,00,000/- (Rupees Twenty Two Lakh only)	30-04-2025 at 01.00 p.m.

PART - 2

Name of the Borrowers: No.1) M/s. Everyday Oils, Plot No.P-10, MIDC, Gokul Shirgaon, Near Jalaram Transport, Kohlapur - 416122. No.2) Mr. Hasam Abdulgaffar Akbani, S/o. Abdulgaffar Kasam Akbani, No.816/2, Akbani House, Devane Colony, Tarabai Park, Kolhapur - 416003. No.3) Mrs. Shama Hasam Akbani, W/o. Hasam Abdulgaffar Akbani, No.816/2, Akbani House, Devane Colony, Tarabai Park, Kolhapur - 416003. No.4) Mr. Rafik Abdulgaffar Akbani, S/o. Mr. Abdulgaffar Hajikasm Akbani, No.816/2, Akbani House, Devane Colony, Tarabai Park, Kolhapur - 416003. No.5) Mr. Salim Abdulgaffar Akbani, S/o. Mr. Abdulgaffar Hajikasm Akbani, No.816/2, Akbani House, Devane Colony, Tarabai Park, Kolhapur - 416003. No.6) Mr. Anwar Abdulgaffar Akbani, S/o. Mr. Abdulgaffar Hajikasm Akbani, No.816/2, Akbani House, Devane Colony, Tarabai Park, Kolhapur - 416003.

Outstanding Liability Amount : Rs.4,33,68,284/- (Rupees Four Crore Thirty Three Lakh Sixty Eight Thousand Two Hundred and Eighty Four only) as on 02-04-2025 together with further interest to be charged from 03-04-2025 onwards, other expenses and any other dues to the bank by the Borrowers / Guarantors.

Description of the Immovable Properties Mortgaged to our Bank	Reserve Price	Date & Time of Auction
Schedule - A : (Property Owned by Mr. Hasam Abdulgaffar Akbani, S/o. Abdulgaffar Kasam Akbani) The Property bearing C.S.No.1318A, Total Area admeasuring 1,189.1 Sq.mtrs. out of it building known as "Harihar Plaza", out of it Shop Unit No.10, Ground Floor Area admeasuring 30.16 Sq.mtrs. Built up (28.13 Sq. mtrs. Carpet) bounded by on or towards : To the East : Shop Unit No.11, To the West : Shop Unit No.9, To the South : Passage, To the North : Road, Situated at Ward C, Laxmipuri Kolhapur and also within the local limits of Kolhapur Municipal Corporation, Kolhapur and also within the jurisdiction of Sub-Registrar Karvir, District Kolhapur.	₹ 85,00,000/- (Rupees Eighty Five Lakh only) (for Schedule A & B)	30-04-2025 at 02.00 p.m.
Schedule - B : (Property Owned by Mr. Hasam Abdulgaffar Akbani, S/o. Abdulgaffar Kasam Akbani) The Property bearing C.S.No.1318A, Total Area admeasuring 1,189.1 Sq.mtrs. out of it building known as "Harihar Plaza", out of it Shop Unit No.11, Ground Floor Area admeasuring 29.72 Sq.mtrs. Built up (27.70 Sq. mtrs. carpet) bounded by on or towards : To the East : Shop Unit No.12, To the West : Shop Unit No.10, To the South : Passage, To the North : Road, Situated at Ward C, Laxmipuri Kolhapur and also within the local limits of Kolhapur Municipal Corporation, Kolhapur and also within the jurisdiction of Sub-Registrar Karvir, District Kolhapur.	₹ 1,70,00,000/- (Rupees One Crore Seventy Lakh only) (for Schedule C & E)	30-04-2025 at 02.00 p.m.
Schedule - C : (Property Owned by Mr. Hasam Abdulgaffar Akbani, S/o. Abdulgaffar Kasam Akbani) The property bearing Plot No.P-10 Area adm. 500 Sq. Mtrs. and construction thereon bounded by on or towards : East - Plot No.P.09, West - MIDC Road, South - Plot No.P.11, North - Open Space No.1. Situated at Maharashtra Industrial Development Corporation, Gokul Shirgaon, Taluk Karveer, District Kolhapur (Maharashtra State) and also within the local limits of Village Panchayat, and also within the Jurisdiction of Sub-Registrar Karvir, District Kolhapur.	₹ 16,00,000/- (Rupees Sixteen Lakh only)	30-04-2025 at 02.00 p.m.
Schedule - E : (Property Owned by Mr. Hasam Abdulgaffar Akbani, S/o. Abdulgaffar Kasam Akbani) The Property bearing Plot No.P-09 Area adm. 700 Sq. Mtrs. and construction thereon, bounded by on or towards : East - MIDC Road, West - Plot No.P.10, South - Plot No.P.08, North - Open Space No.1. Situated at Maharashtra Industrial Development Corporation, Gokul Shirgaon, Taluk Karveer, District Kolhapur (Maharashtra State) and also within the local limits of Village Panchayat and also within the Jurisdiction of Sub-Registrar Karvir, District Kolhapur.		
Schedule - D : (Property Owned by Mr. Rafik Abdulgaffar Akbani, S/o. Mr. Abdulgaffar Hajikasm Akbani) The Property bearing C.S.No.5A, total Area adm. 875.9 Sq.mtrs. out of it building known as "Sanchayini Fort" Out of it Flat No.F 005 Area adm.51.26 Sq. mtrs. thereon, bounded by on or towards : East - Entrance of Flat, West - Building II, South - Side Margin, North - Side Margin. Alongwith undivided Share of 5.33% in General Common Areas and facilities for said building situated at E Ward, New Palace Road, Mahaveer College, Kolhapur and also within the local limits of Kolhapur Municipal Corporation, Kolhapur and also within the Jurisdiction of Sub-Registrar Karvir, District Kolhapur.		

Venue of Re-Tender-cum-Auction : City Union Bank Limited, Kolhapur Branch, No.520/2, 'E' Ward, S.L. Benadikar Path, Near CBS, Shahupuri, Kolhapur - 416001. Telephone No.0231-2667607, Cell No.9325007326.

Terms and Conditions of Re-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, Kolhapur Branch, No.520/2, 'E' Ward, S.L. Benadikar Path, Near CBS, Shahupuri, Kolhapur - 416001.** (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 for PART - 1 and on or before 01.00 p.m. for PART - 2.** (4) For inspection of the property and other particulars, the intending purchaser may contact : Telephone No.0231-2667607, Cell No.9325007326. (5) The property/ies are sold on "As-is-where-is", "As-is-what-is" and "whatever-where-is" basis. (6) The sealed Tenders will be opened in the presence of the intending bidders at **01.00 p.m. for PART - 1 and 02.00 p.m. for PART - 2** properties 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 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 : 05-04-2025
Authorised Officer
City Union Bank Ltd.
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