



CITY UNION BANK LIMITED

Credit Recovery and Management Department

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

E-Mail id : crmd@cityunionbank.in, Ph : 0435-2432322, Fax : 0435-2431746

TENDER-CUM-AUCTION SALE NOTICE UNDER SARFAESI ACT 2002

Size : 12 x 24 cm.

The following properties 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 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. Limra Traders, Door No. 629/40, Maganahalli Road, Opp. to Masjid E Aqsa, Davangere - 577001. No.2) Mr. Mohammed Zabiulla, S/o. Nazeersab. No.314, 4th Cross, Narasarpajet, Davangere - 577001. No.3) Mrs. Ruhina Khanam, W/o.Mohammed Zabiulla, No.314, 4th cross, Narasarpajet, Davangere - 577001.

Outstanding Liability Amount : Rs.19,99,414/- (Rupees Nineteen Lakh Ninety Nine Thousand Four Hundred and Fourteen only) as on 20-04-2025 together with further interest to be charged from 21-04-2025 onwards, other expenses and any other dues to the bank by the Borrowers / Guarantors.

Description of the Immovable Property Mortgaged to our Bank	Reserve Price	Date & Time of Auction
(Property Owned by Mr. Mohammed Zabiulla, S/o. Nazeersab.) All the piece and parcel of Commercial Site No.40, Door No.629/40, Anekonda Division, Gujar Lane, Near Maganahalli Main Road, Davangere. Measuring: East - West : 10 ft, North - South : (74+73)/2 ft, Bounded by : East by: Property of Mohammed Jameer Ali, West by : Site No. 41, North by : Site No.70 and South by: Road.	₹ 22,00,000/- (Rupees Twenty Two Lakh only)	30-05-2025 at 01.00 p.m.

PART - 2

Name of the Borrowers: No.1) M/s. Masha Allah General Stores, No.1648 29, Main Road, Ahmed Nagar, Davangere - 577001. No.2) Mr. Muhammed Ismail (Also Legal Heir of Late A.M. Mohammed Ali Jinna Alias T.M Jinna), S/o. Late A.M. Mohammed Ali Jinna Alias T.M Jinna, No.1684/36, 1st Cross, Ahmed Nagar, Davangere - 577001. No.3) Mr. Mohammed Ayyub (Also Legal Heir of Late A.M. Mohammed Ali Jinna Alias T.M Jinna), S/o. Late A.M. Mohammed Ali Jinna Alias T.M Jinna, No.1684/36, 1st Cross, Ahmed Nagar, Davangere - 577001. No.4) Mr. Abdul Jabbar (Also Legal Heir of Late A.M. Mohammed Ali Jinna Alias T.M Jinna), S/o. Late A.M. Mohammed Ali Jinna Alias T.M Jinna, No.1684/36, 1st Cross, Ahmed Nagar, Davangere-577001. No.5) Mr. Umar Farooq (Also Legal Heir of Late A.M. Mohammed Ali Jinna Alias T.M Jinna), S/o. Late A.M. Mohammed Ali Jinna Alias T.M Jinna, No.1684/36, 1st Cross, Ahmed Nagar, Davangere - 577001. No.6) Mr. Muhammed Musthafa (Also Legal Heir of Late A.M. Mohammed Ali Jinna Alias T.M Jinna), S/o. Late A.M. Mohammed Ali Jinna Alias T.M Jinna, No.1684/36, 1st Cross, Ahmed Nagar, Davangere - 577001. No.7) Mrs. Tajunnisa (Legal Heir of Late A.M. Mohammed Ali Jinna Alias T.M Jinna), W/o. Shahul Hameed A M, Door No.386/1, 2nd Main, 10th Cross, Azad Nagar, Davangere - 577001. No.8) Mrs. Amina (Legal Heir of Late A.M. Mohammed Ali Jinna Alias T.M Jinna), W/o. Sadiq Basha M A, Door No. 1684/36, Ahmad Nagar Main Road, Near Masha Allah Store, Davangere - 577001.

Outstanding Liability Amount : Rs.48,52,121/- (Rupees Forty Eight Lakh Fifty Two Thousand One Hundred and Twenty One only) as on 21-04-2025 together with further interest to be charged from 22-04-2025 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 Late A.M. Mohammed Ali Jinna Alias T.M. Jinna (Now Represented by Mr. Muhammed Ismail, Mr. Abdul Jabbar, Mr. Mohammed Ayyub, Mr. Mohammed Musthafa, Mr. Umar Farooq, Mrs. Tajunnisa & Mrs. Amina as His Legal Heirs) All the piece and Parcel of Commercial-cum-Residential land and Building bearing Door Nos. 1684/29, 36, 36A, Situated at 1st Cross, Ahmed Nagar, Davangere. Measuring : East -West : 62 ft, North - South : 13 ft. Bounded by : East by : Property of Fazalkhan, West by : Road, North by : Property of Sharafuddin, South by : House of Majidkhan. Present boundaries : East by : Property of Shavallulla Trust, West by : Road, North by : House of Zakrisab, South by : House of Ayeshabi.	₹ 49,00,000/- (Rupees Forty Nine Lakh only)	30-05-2025 at 02.00 p.m.
Schedule - B : (Property Owned by Late A.M. Mohammed Ali Jinna Alias T.M. Jinna (Now Represented by Mr. Muhammed Ismail, Mr. Abdul Jabbar, Mr. Mohammed Ayyub, Mr. Mohammed Musthafa, Mr. Umar Farooq, Mrs. Tajunnisa & Mrs. Amina as His Legal Heirs) All the piece and Parcel of Commercial-Cum-Residential Land and Building bearing Door No:1684/6A, Situated at 1st Cross, Ahmed Nagar, Davangere. Measuring : East-West : 7 ft., North -South : 50 feet. Bounded by : East by : Part of the Same Door No., West by : Property of Mohammed Ali, North by : Road, South by : Part of the Same Door No.	₹ 12,00,000/- (Rupees Twelve Lakh only)	30-05-2025 at 02.00 p.m.

Venue of Tender-cum-Auction : City Union Bank Limited, Davangere Branch, Ground Floor, No.134/17, Mahaveera Road, Mandipet, Davangere - 577001. Telephone No.08192-275290, Cell No.9341443211.

Terms and Conditions of Tender-cum-Auction Sale :

(1) The intending bidders 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, Davangere Branch, Ground Floor, No.134/17, Mahaveera Road, Mandipet, Davangere - 577001.** (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.08192-275290, Cell No.9341443211.** (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 for PART - 1 and 2.00 p.m. for PART - 2** Property 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 : 24-04-2025

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