

RE-TENDER-CUM-AUCTION SALE NOTICE UNDER SARFAESI ACT 2002

The following property/ies 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 a sum of **Rs.3,69,36,754/- (Rupees Three Crore Sixty Nine Lakh Thirty Six Thousand Seven Hundred and Fifty Four only)** as on **14-04-2025** together with further interest to be charged from **15-04-2025** onwards, other expenses and any other dues to the bank by the Borrowers / Guarantors **No.1) M/s. Wahid Trading Corporation, No.241 B, Mirza Lane, Khadan Behind Umrer ST Bus Stand, CA Road, Nagpur - 440018. No.2) Mr. Mohammad Master, S/o. Sheikh Abdeali Master, Opposite Dr. Zahid Fidvi, Nagpur - 440018. Also at, Mr. Mohammad Master, S/o. Sheikh Abdeali Master, Babla Tower, Behind Umrer Bus Stand, 241 B, Mirza Lane, Khadan CA Road, Nagpur - 440018. No.3) Mrs. Naheed Muzaffar Hussain (Legal Heir of Late Muzaffar Hussain), W/o. Late Muzaffar Hussain, Sial Layout, 7, Takli Feeder Road, Katol Road, Nagpur, Nagpur Urban, Nagpur - 440018. No.4) Mr. Murtaza Muzaffar Hussain (Legal Heir of Late Muzaffar Hussain), S/o. Late Muzaffar Hussain, Sial Layout, 7, Takli Feeder Road, Katol Road, Nagpur, Nagpur Urban, Nagpur - 440018.**

Immovable Property Mortgaged to our Bank

Schedule - A : (Property Owned by Late Muzaffar Hussain) (Now Represented by Mrs. Naheed Muzaffar Hussain & Mr. Murtaza Muzaffar Hussain as His Legal Heirs)

All that Piece and Parcel of Land Admeasuring 251.45 Being Portion of City Survey No.467, Totally Ad-measuring 535.5 Sq.Mtr. (5764.12 Sq.Ft.), Sheet No.162 of Khasra No.16/22, Mouza, Nagpur. Along with the temporary Structure Standing thereupon, Admeasuring 9.29 Sq.Mts. Bearing Nagpur Municipal Corporation House No.159/A/1, In Ward No.35, Situated at Mirza Galli, Khadan, Nagpur which includes an Area of 62.3 Sq.Mtr. from and out of the common area of 124.6 Sq.Mtrs. The Plot Boundaries are as Under: East - Daga Hospital Compound, West - Common Area and thereafter House of Shri. Chhotu, North - Common Area and thereafter Land of Mr. Akbar, S/o. H. Kottawala, South - Open Land.

Reserve Price : Rs.2,20,00,000/-

(Rupees Two Crore Twenty Lakh only)

RE-AUCTION DETAILS

Date of Re-Tender-cum-Auction Sale	Venue
20-09-2025	City Union Bank Limited, Nagpur Branch, 46, Ground Floor, Amena Patel Manzil, Sevasadan Square, Central Avenue Road, Nagpur - 440018. Telephone No.0712-2720033, Cell Nos.9371094699, 8925964908

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, Nagpur Branch, 46, Ground Floor, Amena Patel Manzil, Sevasadan Square, Central Avenue Road, Nagpur - 440018.** (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.0712-2720033, Cell Nos. 9371094699, 8925964908.** (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 : 28-08-2025

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